BILL GARRETT, Davidson County
Trans: T20140038676 DEEDWARR
Recvd: 06/03/14 10:41 2 pgs
Fees: 13.00 Taxes: 647.50
20140603-0047723

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Elaine V. Williamson
Affiant

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Robertson and wife, Courtney D. Robertson	Pinnacle Bank (NAME)	01400010500
7177 Harper Road (ADDRESS)	150 3rd Avenue South, Ste. 900 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Payne C. Gordon and wife, Patricia A. Gordon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lucas Robertson and wife, Courtney D. Robertson, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY WILLIAM COLLIER PARRISH, ASSOCIATES, CIVIL ENGINEERS.

BEGINNING AT A STAKE IN THE WESTERLY MARGIN OF HARPER ROAD, SAID STAKE BEING 1,710 FEET OR OR LESS, FROM THE NORTH BOUNDARY OR RIGHT OF WAY, CLARKSVILLE PIKE G. U. S. 41-A; THENCE NORTH 84 DEGREES 00' WEST, 901.1 FEET TO A STAKE; THENCE NORTH 16 DEGREES 30' WEST 154.3 FEET TO A STAKE; THENCE SOUTH 84 DEGREES 00' EAST 959.0 FEET TO A STAKE IN THE WEST RIGHT OF WAY OF HARPER ROAD; THENCE WITH THE WESTERLY RIGHT OF WAY OF HARPER ROAD 143 FEET TO THE POINT OF BEGINNING, CONTAINING 3.05 ACRES.

BEING THE SAME PROPERTY CONVEYED TO PAYNE C. GORDON AND WIFE, PATRICIA A. GORDON BY DEED FROM CARSIE D. MUNDY AND WIFE, PAMELA H. MUNDY, IN BOOK 5029, PAGE 612, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7177 Harper Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of May, 2014.

WARRANTY DEED
(Continued)

Payne C. Gordon

Patricia A. Gordon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Payne C. Gordon and wife, Patricia A. Gordon, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072