BILL GARRETT, Davidson County
Trans:T20140060111 DEEDWARR
Recvd: 08/15/14 09:42 2 pgs
Fees:13.00 Taxes:629.00

20140815-0073831

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

SHAMEKA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires January 11, 2017

Subscribed and sworn to before me, this 12th day of August, 2014.

Notary Public
My commission expires: 1/11/17

02-1407-49147

Address of New Owner:	Send Tax Bills to:	Tax Information
Ralph W. Bruce 4149 Knipfer Dr. Joelton TN 37080	New owner	029-00-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William F. Robinson and wife, Sylvia N. Robinson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ralph W. Bruce and Carla C. Bruce, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tract 1:
Beginning at an iron rod set in the west right of way of Knipfer Road, said point being the northeast corner of the Sonja Cook property as described incorrectly in Instrument No.: 200408240102320 RODC and the southeast corner of the herein described property; thence with Cook's north line, South 89 degrees 01 minutes 14 seconds West, 285.00 feet to an iron set in the east line of the Michael W. Thomas property as described in Instrument 20040824-0102320 RODC; Thence with Thomas' east line, North 00 degrees 55 minutes 51 seconds East, 141.48 feet to an iron rod found at the southwest corner of the Jeffery I. Cato property as described in Deed Book 5083 Page 394 RODC; Thence with Cato's south line, North 88 degrees 37 minutes 14 Seconds East, 285.00 feet to an iron rod in the west right of way of Knipfer Road; Thence with the west right of way of Knipfer Road, South 07 degrees 18 minutes 30 seconds East, 65.20 feet to an iron rod set; Thence with the West right of way of Knipfer Road, South 04 degrees 19 minutes 24 seconds West 79 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 41,123 square or 0.944 acres.

Being the same property conveyed to William F. Robinson and wife, Sylvia N. Robinson by Deed of Correction from Kim Waddell Wix and Sonya Cook, dated May 17, 2009, recorded May 26, 2009, of record in Instrument No. 20090526-0047866, Register's Office for Davidson County, Tennessee. Reference is also made as to instrument of record in Instrument No. 20071107-0131449, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4149 Knipfer Dr., Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of August, 2014.

William F. Robinson Sylvia N. Robinson

William F. Robinson Sylvia N. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William F. Robinson and Sylvia N. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of August, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 12/27/17