BILL GARRETT, Davidson County
Trans:T20140087097 DEEDWARR
Recvd: 11/19/14 09:56 2 pgs
Fees:13.00 Taxes:499.50
20141119-0106556

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2014. Notary Public My Commission Expires: 4-24-17

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas D. Robinson 4400 Granny White Pike Nashville, TN 37204	SAME	07509025300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS J. BONTRAGER, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS D. ROBINSON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1118 on the Plan of Hermitage Hills Subdivision, Section 9, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1118 fronts 90.59 feet on the easterly margin of Bonnaspring Drive and runs back between lines measuring 152.17 feet on the northerly line and 150.72 feet on the southerly line to a dead line in the rear, measuring 74.42 feet thereon.

Being the same property conveyed to Dan Mast and wife, Tena Mast by deed from Deborah Gore, unmarried and as Successor Trustee for Billy J. Gore Revocable Trust and Successor Trustee for Betty J. Gore Revocable Trust, of record in Instrument No. 20120206-0010721, Register's Office for Davidson County, Tennessee. The said Dan Mast and wife, Tena Mast having quitclaimed all right, title and interest in subject property to Thomas J. Bontrager by Quitclaim Deed of record in Instrument No. 20141119-0106555, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 3864, page 441, Register's Office for Davidson County, Tennessee.

This is improved property known as: **277 Bonnaspring Dr., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, ha a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of November, 2014.

Thomas J. Bontrager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS J. BONTRAGER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of November, 2014

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: _____