BILL GARRETT, Davidson County
Trans:T20140092464 DEEDWARR
Recvd: 12/10/14 14:54 4 pgs
Fees:23.00 Taxes:462.50
20141210-0113197

Box 44

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 $125,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 2014.

Notary Public

My Commission Expires: 8/9/17

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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	07509025400

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER C. THOMSON AND WIFE, ANNE M. THOMSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do 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. 1119 on the plan of Hermitage Hills Subdivision, Section Four, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne C. Edwards and Shayne S. Edwards, wife and husband, and Richard P. Cates and PatiJean Cates, husband and wife, by deed dated August 21, 2009, from Thomas A. Stueck, of record in Instrument No. 20090908-0083890 and re-recorded in Instrument No. 20091112-0104292, Register's Office for Davidson County, Tennessee. By quitclaim deed Shayne S. Edwards conveyed all interest in subject property to Anne M. Cates, formerly known as Anne C. Edwards, of record in Instrument No. 20110330-0024310, Register's Office for said County. By Quitclaim Deed Anne M. Thomson, formerly known as Anne M. Cates, and formerly known as Anne C. Edwards, conveyed to herself and to her husband, Christopher C. Thomson, as tenants by the entirety, of record in Instrument No. 20130917-0097892, 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. Unrecorded Lease between Anne Cates and Ryan & Phoenix Thornburg.

This is improved property known as: **275 Bonnaspring Drive, 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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their 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 9th day of December, 2014.

Christopher C. Thomson

Anne M. Thomson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER C. THOMSON**, 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 9th day of December, 2014.

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/6/17

586918.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 9th day of December, 2014.

Linda Turner
Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17