WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150060924 DEEDWARR
Recvd: 07/24/15 14:51 2 pgs
Fees: 13.00 Taxes: 1128.13
20150724-0073069

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 304,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2015

BEVERLY PARHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public:

MY COMMISSION EXPIRES: 11-13-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Williamson	U.S. Bank, N.A.	Parcel ID:
100 Mueller Ct.	3180 Rider Trail South	098050B04500CO
Hermitage, TN 37076	Earth City, MO 63045	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robin P. Roper and wife, Catherine D. Rushing

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Williamson and wife, Lena Johnson

hereinafter called the GRANTEES, their heirs 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, being Lot No. 45 on the Plan of Baypointe Subdivision, Phase II, as of record in Instrument 20010608-0060679, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robin P. Roper and wife, Catherine D. Rushing by deed from Mark F. Raith and Wilma J. Raith, of record in Instrument 20080513-0049182, dated May 9, 2008, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 3811, Page 637; Book 3827, Page 822 and 830; Book 4075, Page 628; Instrument 20000720-0071748; 20000510-0047337; and 20010621-0065743, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010608-0060679, said Register's Office; (3) Transmission Line Easement of record in Book 1255, Page 347 and Book 1280, Page 445, Register's Office for said County; (4) Easement of record in Book 10316, Page 619, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 100 Mueller Ct., 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 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 our hands this 17th day of July, 2015.

Robin P. Roper

Catherine D. Rushing

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin P. Roper and Catherine D. Rushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066