WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Richard G. Van Zyl and Sandra F. Van Zyl, husband and wife	New owner	172-14B-192
(NAME)	(NAME)	
5136 Ravens Glen		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160146

For and 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, I/we, Billy C. Robison , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Richard G. Van Zyl and Sandra F. Van Zyl, husband and wife, 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. 192 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, of record in Instrument No. 20010313-0024087 (revising plat of record in Instrument No. 20000225-0018480), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy C. Robison, an unmarried man by deed from Edward W. Krubitzer and wife, Patricia A. Krubitzer, dated July 26, 2012, of record in Instrument No. 20120807-0070132, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Billy C. Robison and Georgia L. Oakley, both unmarried, as tenants in common with full right of survivorship by deed from Billy C. Robison, an unmarried man, dated February 4, 2013, of record in Instrument No. 20130221-0017373, Register's Office for Davidson County, Tennessee, and further conveyed to Billy C. Robison, an unmarried man by deed from Georgia Oakley, an unmarried woman, dated November 3, 2014, of record in Instrument No. 20141106-0102609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Ingress-Egress Easement of record in Book 5552, page 857 and Book 11357, page 909, Register's Office for said County; (b) Right of Way Easement of record in Book 11124, page 852 and Book 11628, page 204, Register's Office for said County; (c) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 200002250018480, as revised in Instrument No. 20010313-0024087, Register's Office for said County; and (d) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Winfield Park and the By-Laws appended thereto, of record in Book 11113, page 691, amended in Instrument No. 20001211-0122000 and Instrument No. 20020520-0061426, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 5136 Ravens Glen, Nashville, TN 37211
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160026581 DEEDWARR
Recvd: 04/01/16 13:47 2 pgs
Fees:13.00 Taxes:1332.00

20160401-0031156

Witness my hand this 31st day of March, 2016

Billy C. Robison

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Billy C. Robison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of March, 2016.

Notary Public
My Commission Expires:

