BILL GARRETT, Davidson County
Trans:T20160082469 DEEDWARR
Recvd: 09/20/16 13:43 2 pgs
Fees:13.00 Taxes:610.50
20160920-0098971

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

William Neal Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2016.

William Neal Birdwell
Notary Public
MY COMMISSION EXPIRES: 8-17-20
File No. 16-5403D.

BRENDA SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 8/17/2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Neal Birdwell and Kimberly Ann Birdwell, husband and wife (NAME) 595½ Port Yakima 0 Baker Station Road (STREET ADDRESS) Hermitage TN Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) 37076	Newowner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	00700000200

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 HEREBYACKNOWLEDGED, WE, **Martha C. Robison, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Neal Birdwell and Kimberly Ann Birdwell, 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 the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning at a stone, thence S 53 E 41 poles, S 35 W 2 poles, S 17, E 12 poles, S 42 E 27 ½ poles S 87, E 53 ¾ poles to a stone in county road; thence with said county road N 35 W 33 poles; W 26 E 14 poles; N 55 E 34 poles; N 33 E 12 ½ poles; N 39 W 32 poles to a stone; N 47 W 24 poles; S 75 W 28 poles S 85, W 75 poles to beginning, containing 55.57 acres.

Being the same property conveyed to Will Tally by deed from J. R. Williamson and wife, of record in Book 554, page 39, R.O.D.C. Tennessee, the said Will Talley having since died testate in Davidson County Tennessee on February 4, 1963, devising said property to his wife, Carrie Tally, said will being of record in Will Book 84, page 369, County Court Clerk's Office for Davidson County, Tennessee.

It Being the purpose and intent of this instrument to convey all the property belonging to Carrie Talley on the west side of Baker's Station Road and bounded on the south by the Hugh Lewis property, on the west by R. R. Birdwell, on the north by James Crawford property and on the east by the said Baker's Station Road.

BEING the same property conveyed to Martha C. Robison from Robert P. Robison, by Quit Claim Deed dated February 18, 2005, as Instrument No. 20050314-0027851, in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Robert P. Robison and wife, Martha C. Robison from Carrie Talley, by Warranty Deed dated November 11, 1965, as Book 4046, Page 788, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Greenbelt Application of record in Book 8936, page 697, Register's Office for Davidson County, Tennessee.

2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

3. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

4. Warranty Deed to State of Tennessee of record in Record Book 8936, Page 697, Register's Office for Sumner County, Tennessee.

The 2016 taxes have been paid by the Grantor and prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 0 Baker Station Road, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 16th day of September, 2016.

Martha C. Robison

Martha C. Robison

September 16, 2016
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha C. Robison, unmarried, the bargainor(s), 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, this 16th day of September, 2016.

My Commission Expires: 8.17.20

BRIAN SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 8-17-2020

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066