(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans: T20160090764 DEEDWARR
Recvd: 10/14/16 10:26 2 pgs
Fees: 13.00 Taxes: 830.65
20161014-0108826

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,500.00.

Ann M. Vanderhoof
Affiant

Subscribed and sworn to before me this 13 day of October, 2016.

Notary Public
My Commission Expires: 6-30-19

16-0594

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael M. Robinson	Regions Bank	
743 Westcott Lane	2050 Parkway office Circle	Map-Par. 187-05-0A-142.00 CO
Nolensville, TN 37135	Birmingham, AL 35244	

WARRANTY DEED

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 **Jessica L. Maguire, single woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael M. Robinson, unmarried man and Ronald C. Robinson, married man, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Final Plat of Burkitt Springs, Phase 2 of record in Plat at Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica L. Maguire, single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160318-0026017 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 18, 2016. (Value of consideration shown in aforementioned deed $202,125.00.) Being also known as 743 Westcott Lane Nolensville, Tennessee 37135.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **743 Westcott Lane, Nolensville, TN 37135.**

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 11 day of October, 2016.

Jessica L Maguire
Jessica L. Maguire

STATE OF Missouri
COUNTY OF St Louis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jessica L. Maguire**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at St Louis, Missouri this 11 day of October, 2016.

Deborah Ryan
Notary Public

My Commission Expires: 4/29/17

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DEBORAH RYAN
My Commission Expires
April 29, 2017
St. Charles County
Commission #13405073

NOTARY PUBLIC SEAL STATE OF MISSOURI DEBORAH RYAN

Please Return To:
Ashworth Law Firm, PLLC
Attn: Lynn M. VanAtta
237 2nd Avenue South
Franklin, TN 37064