WARRANTY DEED

TCR16-3445

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$254,000.00~~

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018
(AFFIX SEAL)

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Robbins	First Bank (NAME)	
3445 White Pine Drive	318 Seaboard Ln, Ste 205 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	108-04-0B-010.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN ZOELLER AND WIFE, MEGAN ZOELLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN L. ROBBINS, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 10 on the Plan of Final Plat of White Pine Estates, a Residential Planned Unit Development, of record in Instrument No. 200007130069319, 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 Benjamin Zoeller and wife, Megan Zoeller by Warranty Deed from Rene O. Rodriguez and Nancy G. Rodriguez, husband and wife, of record in Instrument No. 20071203-0139590, Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on December 03, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 200007130069319, Instrument No. 20010105-0001925, Instrument No. 20010123-0007117, Instrument No. 20010123-0007118, Instrument No. 20031014-0152034, Book 11555, Page 782, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3445 White Pine Drive , Nashville, Tennessee 37214
(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 1st day of August, 2016.

Benjamin Zoeller

Megan Zoeller

BILL GARRETT, Davidson County
Trans:T20160090785 DEEDWARR
Recvd: 10/14/16 10:55 2 pgs
Fees:13.00 Taxes:939.80
20161014-0108852

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of August, 2016, before me personally appeared Benjamin Zoeller and wife, Megan Zoeller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of August, 2016.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959