THIS INSTRUMENT PREPARED BY: **BECK & BECK, ATTORNEYS**
4205 Gallatin Pike
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20170057780 DEEDWARR
Recvd: 07/06/17 14:30 2 pgs
Fees:13.00 Taxes:925.00
20170706-0068121

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Jamie K. Brown
AFFIANT

Subscribed and sworn to before me, this 30th day of June, 2017.

Karen Burnette
NOTARY PUBLIC

KAREN BURNETTE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires: 5 / 3 /2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Jamie K. Brown and Kimberly A. Rhea	SAME	008-00-0
7956 Whites Creeks Pike		172.00
Joelton, TN 37080		

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, **JIMMY ROBINSON and wife, SANDRA L. ROBINSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMIE K. BROWN, unmarried and KIMBERLY A. RHEA, unmarried**, hereinafter called the Grantees, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Being Lot No. 2, on the plan of Newland Place, of record in Book 6900, Page 414, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the northeasterly margin of Whites Creek Pike, said beginning point being a distance of 1,451 feet, more or less; from the R.O.W. of Jackman Road; thence with said margin of Whites Creek Pike, northwardly 36.59 feet to the common front corner of Lots 1 and 2 on said plat; thence with the line between said lots, S 86° 00' 36" E 893.83 feet to a point, the southeast corner of Lot 1; thence in a new direction, and continuing with the line between Lots 1 and 2, N 4° 00' 00" E 281.05 feet to a point, the northeast corner of Lot 1; thence S 86° 07' 55" E 395.75 feet to an iron pin (old); thence S 0° 49' 59" W 312.37 feet to an iron pin (old); thence N 86° 00' 36" W 1,285.88 feet to the point of beginning ,containing 3.50 acres, more or less.

Being the same property conveyed to Jimmy Robinson and wife, Sandra L. Robinson, by instrument of record, bearing number 20051103-0133442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record, including, but not limited to a Joint Driveway Easement of record bearing Instrument No: 20170706-0068120, Register's Office for Davidson County, Tennessee.

This is improved property, known as **7956 Whites Creek Pike, Joelton, TN 37080.**

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 30th day of June, 2017.

Jimmy Robinson
JIMMY ROBINSON

Sandra L. Robinson
SANDRA L. ROBINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **JIMMY ROBINSON and SANDRA L. ROBINSON**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2017.

Karen Burnette
NOTARY PUBLIC

KAREN BURNETTE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 5/3/2021