WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me this 15TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/31/20

(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Silena Pate and Buddy Luna	Silena Pate and Buddy Luna (NAME)	
7177 Harper Road (ADDRESS)	7177 Harper Road (ADDRESS)	014-105.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lucas Robertson and wife, Courtney D. Robertson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Silena Pate and Buddy Luna, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY WILLIAM COLLIER PARRISH, ASSOCIATES, CIVIL ENGINEERS.
BEGINNING AT A STAKE IN THE WESTERLY MARGIN OF HARPER ROAD, SAID STAKE BEING 1,710 FEET OR LESS, FROM THE NORTH BOUNDARY OR RIGHT OF WAY, CLARKSVILLE PIKE G. U. S. 41-A; THENCE NORTH 84 DEGREES 00' WEST, 901.1 FEET TO A STAKE; THENCE NORTH 16 DEGREES 30' WEST 154.3 FEET TO A STAKE; THENCE SOUTH 84 DEGREES 00' EAST 959.0 FEET TO A STAKE IN THE WEST RIGHT OF WAY OF HARPER ROAD; THENCE WITH THE WESTERLY RIGHT OF WAY OF HARPER ROAD 143 FEET TO THE POINT OF BEGINNING, CONTAINING 3.05 ACRES.

BEING THE SAME PROPERTY CONVEYED TO LUCAS ROBERTSON AND WIFE, COURTNEY D. ROBERTSON BY WARRANTY DEED FROM PAYNE C. GORDON AND WIFE, PATRICIA A. GORDON OF RECORD IN INSTRUMENT NO. 20140603-0047723 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 7177 Harper Road , Joelton, TN 37080
(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 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 my/our hand(s) this 15th day of August, 2017.

BILL GARRETT, Davidson County
Trans: T20170071421 DEEDWARR
Recvd: 08/17/17 09:51 2 pgs
Fees: 13.00 Taxes: 962.00

20170817-0084472

WARRANTY DEED
(Continued)

Lucas Robertson

Lucas Robertson

Courtney D. Robertson

Courtney D. Robertson

State of Tennessee :
County of Davidson

On this 15th day of August, 2017, before me personally appeared Lucas Robertson and wife Courtney D. Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in their behalf and acknowledged that they executed the same as their free act and deed of.

Notary Public

My commission expires: 7/11/2021

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072