2j GSRH Box44

Bill Garrett Davidson County
Batch# 16464 DEEDWARRSP
10/23/2017 10:42:19 AM 6 pgs
Fees: $33.00 Taxes: $1,017.50

20171023-0108207

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Paul D Hussey Affiant Subscribed and sworn to before me, this 20th day of October, 2017. Notary Public My Commission Expires: 10-14-2019

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Paul Hussey 9711 Hwy 13 S. Hurricane Mills, TN 37078	New Owner	060-00-0-045.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP ROBINSON, SHERYL ROBINSON THOMPSON, AMY ROBINSON SPARKS, PATRICIA ROBINSON WELLS, AND DAWN ROBINSON FULLER**, hereinafter called the Grantors, have bargained and sold, and

by these presents do transfer and convey unto **PAUL HUSSEY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Property located on the West side of Dickerson Pike in the City of Nashville, 2nd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 45.00 on Davidson County Property Map 60, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated October 2, 2017 and known as Job No. 17092, as follows:

BEGINNING at an existing iron pin in the westerly right-of-way of Dickerson Pike, approximately 60 feet from the center. Said pin being the Northernmost Northeast corner of the herein-described tract and the Southeast corner of the Paul D. Hussey property of record in Deed Book 8193, page 588, Register's Office for Davidson County, Tennessee (Parcel 43). Thence, from said POINT OF BEGINNING, along the westerly right-of-way of Dickerson Pike, S 13°07'17" W – 30.04' to an existing iron pin at the Northeast corner of the Paul D. Hussey property of record in Deed Book 8626, page 954, Register's Office for Davidson County, Tennessee (Parcel 46).

Thence, leaving the right-of-way of Dickerson Pike, along the northerly and westerly line of Hussey, N 88°03'43" W – 419.88' to an iron pin by a power pole; Thence S 10°41'31" W – 367.41' to an existing iron pin at a fence corner, in the northerly line of the 2816 Dickerson, L.L.C. property of record in Instrument No. 20150507-0065810, Register's Office for Davidson County, Tennessee (Parcel 113). Thence, along the northerly line of 2816 Dickerson, L.L.C., N 87°19'10" W – 742.19' to an iron pin set at the Southwest corner of the herein-described tract; Thence, leaving the northerly line of 2816 Dickerson, L.L.C., with the easterly line of Parcel 44, N 02°40'51" E – 393.74' to an iron pin set in the southerly line of the Pine Ridge Subdivision. Thence, along said line, S 86°58'23" E – 477.28' to an existing iron pin; Thence S 87°50'25" E – 290.00' to an existing iron pipe at the Southwest corner of the Paul D. Hussey property, (Parcel 43) aforementioned. Thence with the southerly line of Hussey, S 88°03'43" E – 451.58' to the POINT OF BEGINNING, containing 7.22 acres, more or less.

Being a portion of the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by quitclaim deed from Phillip Robinson, Trustee of the Charles Robb Robinson Living Trust, of record as Instrument No. 20100211-0010921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the years subsequent to 2017, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, page 636, said Register's Office.

3. Ingress/Egress Easement of record in Book 2244, page 257, said Register's Office.

4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

5. All matters as shown on the survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated October 2, 2017 and known as Job No. 17092.

This is unimproved property known as: **0 Dickerson Pike, Nashville, TN 37207**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors covenant with said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 20th day of October, 2017.

Phillip Robinson

Sheryl Robinson Thompson

Amy Robinson Sparks

Patricia Robinson Wells

By: _____
Phillip Robinson, Attorney-in-Fact

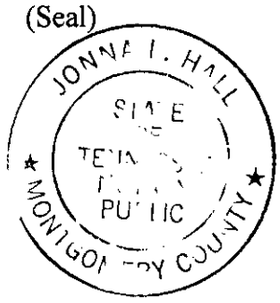
Dawn Robinson Fuller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip Robinson**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of October, 2017.

(Seal)



Notary Public

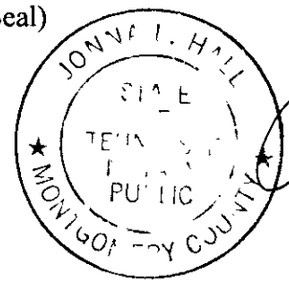
My Commission Expires: 10-14-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheryl Robinson Thompson**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of October, 2017.

(Seal)



Notary Public

My Commission Expires: 10-14-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy Robinson Sparks**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of October, 2017.

(Seal)



Notary Public

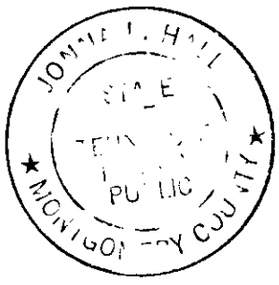
My Commission Expires: 10-14-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Phillip Robinson**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Patricia Robinson Wells**, and who acknowledged that he executed the same as the free act and deed of the said **Patricia Robinson Wells**.

WITNESS my hand and official seal this 20th day of October, 2017.

(Seal)



Notary Public

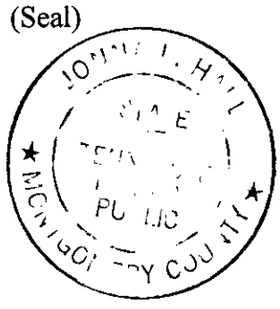
My Commission Expires: 10-14-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dawn Robinson Fuller**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of October, 2017.

(Seal)



Notary Public

My Commission Expires: 10-14-2019