1 GSRM
Blk 44

Bill Garrett Davidson County
Batch# 19201 DEEDWARRSP
10/30/2017 09:56:55 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20171030-0110757

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 $150,000~~.00. Affiant Subscribed and sworn to before me, this 27th day of October, 2017. Notary Public My Commission Expires: 5-5-20

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Phillip Robinson 1171 Travelers Ridge Road Nashville, TN 37220	New Owner	060-15-0-019.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL D. HITCHCOCK**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PHILLIP ROBINSON, SHERYL ROBINSON THOMPSON, AMY ROBINSON SPARKS,**

PATRICIA ROBINSON WELLS AND DAWN ROBINSON, each as to a one-fifth (1/5) undivided interest, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 40 in Jones and Hart Subdivision on the west side of Dickerson Turnpike, a plan of which is of record in Plat Book 332, page 43, of the Register's Office for Davidson County, Tennessee, is described according to a survey made by Wm. C. Parrish, Associates, Civil Engineers, dated March 3, 1960 as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots 39 and 40; thence South 11 degrees 40' West 291.87 feet to an iron stake; thence North 78 degrees 20' West 360.38 feet to an iron stake; thence North 11 degrees 40' East, 295 feet to an iron stake in the southerly margin of Lemuel Road; thence South 88 degrees 58' East with said margin of said Road 194 feet to an angle in stone wall; thence continuing with said margin of said road South 65 degrees 30' East 180.35 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that tract of land conveyed to Wilburn Bass Tinnin, Jr., by Warranty Deed from Robert B. Brown, Jr., and wife, Emma L. Brown, of record in Book 4311, page 698, described as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots Nos. 39 and 40; thence South 11 degrees 40' West 150 feet to an iron stake; thence North 67 degrees 30' West 95 feet to an iron stake; thence North 11 degrees 40' East 150 feet to a point in the southerly margin of Lemuel Road; thence South 65 degrees 30' East 95 feet to the point of beginning.

Being the same property conveyed to Michael D. Hitchcock, by deed from James E. McMurtry and wife, Barbara A. McMurtry, of record in Book 10678, Page 816, dated November 6, 1997, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

This conveyance is made subject to:

1. Taxes for the years subsequent to 2017, not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 332, Page 43, said Register's Office.
3. Sanitary Sewer Easement of record in Book 7693, Page 589, said Register's Office.

This is improved property known as: **220 Lemuel Road, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their 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 27th day of October, 2017.

Michael D. Hitchcock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael D. Hitchcock**, 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 27th day of October, 2017.

(Seal)



Notary Public

My Commission Expires: 5-5-20