WARRANTY DEED

Bill Garrett Davidson County
Batch# 96853 **DEEDWARR**
05/25/2018 11:17:18 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20180525-0050301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23nd day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Gideon E. Smucker and Elise B. Smucker	Tower Community Bank	187-5A-55
(NAME)	(NAME)	
770 Westcott Lane	7271 Nolensville Road	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180785

For and 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, I/we, Billy Clay Robison , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Gideon E. Smucker and Elise B. Smucker, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a 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. 55, as shown on the plan of Burkitt Springs, Phase 4A, of record as Instrument No. 20151203-0121974, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billy Clay Robison, a single man by deed from Regent Homes, LLC, a Tennessee limited liability company, dated June 29, 2016, of record in Instrument No. 20160630-0067124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20151203-0121974, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Burkitt Springs and the By-Laws appended thereto, of record in Instrument No. 20140110-0002949, amended and supplemented in Instrument No. 20160126-0007545, said Register's Office; and (c) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20160514-0048379, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 770 Westcott Lane, Nolensville, TN 37135
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23nd day of May, 2018

Billy Clay Robison

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Billy Clay Robison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23nd of May, 2018.

Notary Public
My Commission Expires:

