NEW OWNER:

ROBERT WILSON
14 MCELWEE CT.
RITTMAN, OH 44270

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0781

Map & Parcel No.: 162100011.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 110189 **DEEDWARR**
06/28/2018 01:50:25 PM 4 pgs
Fees: $23.00 Taxes: $855.07

20180628-0062596

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-One Thousand One Hundred and 00/100 Dollars ($231,100.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RANDALL LEE ROBINSON, MICHAEL WRAY ROBINSON, VICTORIA STEM POINDEXTER, DEBORAH ROBINSON HOLTON, and DEBORAH ROBINSON HOLTON, EXECTURIX OF THE ESTATE OF REUBIN COLLIER ROBINSON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT WILSON and DAVID WILSON**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 11 on the Plan of Brook View Estates, Section I, as shown on the plat of the same of record in Plat Book 4460, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to R. Collier Robinson and wife, Shirley A. Robinson by Warranty Deed from American Homes, a partnership, dated April 27, 1973, and of record in Book 4707, Page 126, Register's Office for DAVIDSON County, Tennessee. R. Collier Robinson and Shirley A. Robinson remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Shirley A. Robinson on May 25, 2012; therefore, R. Collier Robinson was the surviving tenant by the entirety to the property herein. R. Collier Robinson a/k/a Reubin Collier Robinson is now deceased, having died a widower and testate in Davidson County, Tennessee on July 29, 2014. For further reference to title, see the Probate of the Estate of Reubin Collier Robinson, including the Last

Will and Testament of Reubin Collier Robinson, of record in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 14P1576, whereby he devised the property herein to Michael Wray Robinson, Deborah Robinson Holton, Randall Lee Robinson and Victoria Stem Poindexter.

THIS IS IMPROVED PROPERTY which has the address of **416 BENZING ROAD, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4460, Page 103, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of June, 2018.

RANDALL LEE ROBINSON

By: _____
J. Stephen Brown, pursuant to Power of Attorney of Record in Book _____, Page _____, ROWC, Tennessee.

MICHAEL WRAY ROBINSON

By: _____
J. Stephen Brown, pursuant to Power of Attorney of Record in Book _____, Page _____, ROWC, Tennessee.

VICTORIA STEM POINDEXTER

By: _____
J. Stephen Brown, pursuant to Power of Attorney of Record in Book _____, Page _____, ROWC, Tennessee.

DEBORAH ROBINSON HOLTON

ESTATE OF REUBIN COLLIER ROBINSON

By: DEBORAH HOLTON, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **J. STEPHEN BROWN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **RANDALL LEE ROBINSON, MICHAEL WRAY ROBINSON, and VICTORIA STEM POINDEXTER** the within-named bargainors, as the free act and deed of the said **RANDALL LEE ROBINSON, MICHAEL WRAY ROBINSON, and VICTORIA STEM POINDEXTER.**

WITNESS my hand and official seal at office this 22nd day of June, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBORAH ROBINSON HOLTON, Individually, and as EXECUTRIX OF THE ESTATE OF REUBIN COLLIER ROBINSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of June, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$231,100.00** .

Rachel Conetzer
AFFIANT

Sworn to and subscribed to before me this 22nd day of June, 2018.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018