WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 11·22·21

(AFFIX SEAL)

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David L. Robinson and Sylvia M. Robinson	New Owners	142-14-148
(NAME)	(NAME)	
845 Beech Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181796

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, **Tina Schleusener Burns and Greg Burns, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David L. Robinson and Sylvia M. Robinson, 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. 636 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Plat Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tina Schleusener, unmarried by deed from Max Vinson and wife, Barbara Vinson, dated November 16, 2006, of record in Instrument No. 20061122-0145038, Register's Office for Davidson County, Tennessee. The said Tina Schleusener conveyed her interest to Tina Schleusener, unmarried and Greg Burns, unmarried by deed dated November 16, 2006, of record in Instrument No. 20061122-0145038, Register's Office for Davidson County, Tennessee.

Tina Schleusener is now known as Tina Schleusener Burns.

Bill Garrett Davidson County
Batch# 116997 DEEDWARR
07/17/2018 11:09:20 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180717-0069395

Unimproved ☐

This is improved ☒ property, known as 845 Beech Bend Drive, Nashville, TN 37221
(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 our hands this 16th day of July, 2018

Tina Schleusener Burns

Greg Burns

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tina Schleusener Burns and Greg Burns, wife and husband, 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 16th of July, 2018.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 11.22.21