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Karen Y Johnson Davidson County
Batch# 176223 **DEEDWARR**
12/20/2018 08:25:20 AM 2 pgs
Fees: $13.00 Taxes: $860.25

20181220-0123626

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert B. Erwin	Robert B. Erwin	02504007000
(NAME)	(NAME)	
222 McCoin Drive	118 W Twelve Stones Crossing	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell Rossell, Successor Trustee of The Jerry Gail Land Trust under agreement dated April 17, 2017,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert B. Erwin, a married man,** 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:

Described property located in Davidson County, Tennessee; to wit:

Being Lot No. 1 & the East 1/2 of Lot No. 2 on the Plan of Franklin Heights which is of record in Book 2083, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and the East half of Lot No. 2 adjoin and front together 91 1/2 feet on the Southerly side of McCoin Drive, and runs back between lines, 165.5 feet on the Easterly line and 157 feet, more or less, on the Westerly line, to a dead line in the rear on which it measures 98 1/2 feet thereon.

Being the same property conveyed to Roger Duane Clark, Trustee of The Jerry Gail Land Trust by deed dated April 17, 2017 from Mitchell Rossell, unmarried of record in Instrument No. 20170425-0040269, Register's Office for Davidson County, Tennessee.

Being further conveyed to Mitchell Rossell, Successor Trustee of The Jerry Gail Land Trust under agreement dated April 17, 2017 by Quitclaim Deed from Roger Duane Clark, Trustee of The Jerry Gail Land Trust under agreement dated April 17, 2017 of record in Instrument No. 20181220.0123625, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 222 McCoin Drive, Goodlettsville, TN 37072
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 18th day of December, 2018.

Mitchell Rossell, Successor Trustee of The Jerry Gail Land Trust under agreement dated April 17, 2017

By: _____ Successor Trustee

Mitchell Rossell, Successor Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Mitchell Rossell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Trustee** of **Mitchell Rossell, Successor Trustee of The Jerry Gail Land Trust under agreement dated April 17, 2017** and that he as such **Trustee** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Trustee.**

WITNESS my hand and seal this 18th day of December, 2018.

_____

Notary Public J. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Erwin

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN