Karen Johnson Davidson County
Batch# 187968 DEEDWARR
01/24/2019 03:20:47 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190124-0007147

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the ~~23rd~~ day of January, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kaagen Joseph Robinson Tabitha Sue Robinson	U.S. BANK NAT'L ASSOC	
2824 Whitebirch Dr.	7601 PENN AVE, S, STE A1	097020A60700
Hermitage, TN 37076	RICHFIELD, MN 55423	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NOLL BILLINGS AND CORINNE A. BILLINGS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAAGEN JOSEPH ROBINSON AND TABITHA SUE ROBINSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 607 on the Plan of Villages of Riverwood, Section One, Phase 5B of record in Plat at Instrument No. 20161215-0131509, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Beazer Homes Corp. by Special Warranty deed from Chris Pardue of record in Instrument No. 20081222-012060 Register's Office for Davidson County, Tennessee, dated December 19, 2008 and recorded on December 22, 2008.

Being the same property conveyed to Noll Billings and Corinne A. Billings, husband and wife by Warranty deed from Beazer Homes, LLC of record in Instrument No. 20170901-0089936 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 1, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2824 Whitebirch Dr., Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/~~OUR HA~~NDS EFFECTIVE AS OF THE 23rd day of January, 2019.

Noll Billings

Corinne A. Billings

STATE OF Missouri
COUNTY OF Saint Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Noll Billings and Corinne A. Billings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2019.

ADONICA LANETTE BANKS
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 16400238
My Commission Expires Nov 29, 2020

Notary Public

My Commission Expires: 11/29/2020

ADONICA LANETTE BANKS
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 16400238
My Commission Expires Nov 29, 2020