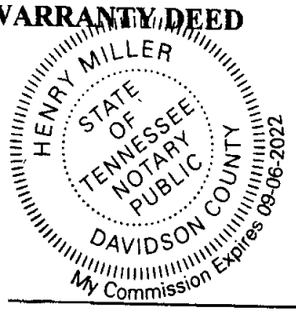
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

Grace Langeland
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 191710 DEEDWARR
02/05/2019 09:31:25 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190205-0010791

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5390H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Grace Langeland and Benjamin Wicks	Ascend Federal Credit Union	051-11-0A-005.00-CO
309 Wellington Ct	520 Airpark Drive	
Madison, TN 37115	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DIANE DISHMAN ROBBINS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GRACE LANGELAND AND BENJAMIN WICKS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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. 309 on the Plan of Wellington Square, of record in Plat Book 6250, Page 675, 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 the same property conveyed to Edward L. Dishman and wife, Shirley A. Dishman by warranty deed from Ann E. Carman, unmarried of record in Book 9185, page 219, Register's Office for Davidson County, Tennessee, dated December 13, 1993 and recorded on December 14, 1993.

The said Shirley A. Dishman has since died leaving Edward L. Dishman as surviving tenant by the entirety. The said Edward L. Dishman died October 9, 2016 and by his will in probate case no. 16P2093 of the Probate Court for Davidson County, Tennessee, devised this property to Diane Robbins, and by Order of Vesting as filed January 09, 2019, in the Seventh Circuit Court for Davidson County, Tennessee, vesting said property in fee simple to Diane Dishman Robbins.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 309 Wellington Ct, Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-19-309

Witness my hand on the 31st day of January, 2019.

Diane Dishman Robbins

Diane Dishman Robbins

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, DIANE DISHMAN ROBBINS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2019.

Sondra Brown

Notary Public

My Commission Expires: 3/3/2020

Sondra Brown
State of Tennessee Notary Public
Davidson County

File #: 19-5390H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027