ADDRESS NEW OWNER AS:
Gerald and Melvelena Robinson
3344 Towneship Rd
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner
same

Map 007-00-0
Parcel 034.01

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 367489 DEEDWARR
03/05/2020 09:57:45 AM 2 pgs
Fees: $13.00 Taxes: $214.60
20200305-0024680

THIS DEED OF CONVEYANCE, executed and delivered by **WALLACE P. MITCHELL,** a single man, hereinafter called the Grantor, to **GERALD ROBINSON** and wife, **MELVELENA ROBINSON**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a PK nail in the center of Old Dickerson Road (Old Springfield Road), being the southeast corner of this tract, a corner to the property conveyed to Jackie W. Tatum, et ux, by deed of record in Book 10835, page 652, Register's Office for Davidson County, Tennessee; thence continuing with the center of said road on a curve with a radius of 369.00 feet, a tangent of 55.19 feet, a chord of 109.16 feet, and a chord bearing of North 29 deg. 19' 31" West, for a distance of 109.56 feet to a PK nail; thence continuing with the center of said road, North 20 deg. 49' 10" West, 111.44 feet to a PK nail; thence leaving Old Dickerson Road (Old Springfield Road), with the line of the property conveyed to Harold Dean Haney by deed recorded as Instrument No. 20010122-0006165, said Register's Office, North 48 deg. 34' 52" East, 112.00 feet to an iron pin; thence South 40 deg. 17' 54" East, 195.20 feet to an iron pin in the line of Tatum; thence with the line of Tatum and a 4-foot wire fence line, South 43 deg. 15' 00" West, 171.00 feet to the point of beginning.

RESTRICTIONS: The above described property is subject to the Restrictions appearing of record in Instrument No. 20021113-0140354, of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wallace P. Mitchell, a single man, by deed from Estate of Lillian J. Snoddy and Phillip Larry Snoddy, Sr., and Gayle Loel Snoddy, dated November 7, 2002, of record in Instrument No. 20021113-0140354, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

Wallace M. Mitchell
WALLACE P. MITCHELL

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace P. Mitchell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of February, 2020.

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$58,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Scott Ram
AFFIANT

SUBSCRIBED and SWORN to before me this the 28th day of February, 2020.

My Commission Expires: 07/21/2020 NOTARY PUBLIC/Register

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN