Karen Johnson Davidson County
Batch# 455623 DEEDWARR
08/13/2020 08:21:50 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20200813-0090430

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF AUGUST, 2020.

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/9/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Hobson and Linda Gilland, married to each other	**SAME**	**00900002000**
	(NAME)	
7786 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joe L. Wall Trustee and Deborah L. Wall Trustee of the Wall Family Revocable Living Trust Agreement Dated December 20, 2010, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert W. Hobson and Linda Gilland, married to each other, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made of George W. Watkins, Surveyor, December 2, 1957, and revised October 6, 1958, as follows:

Beginning at an iron pin on the northeasterly margin of Springfield Pike, 547 feet southeasterly from the SW corner of the property conveyed to James Edward Demonbreun and wife, by deed from Eulalie Huffman Watts of record in Book 1855, Page 471, Register's Office for Davidson County, Tennessee; thence with the northeastwardly margin of said Pike southeastwardly 180.4 feet to an iron pin; thence N. 26 deg. 30' E 208 feet to a stake at post; thence N. 59 deg. 15' E 2650 feet to a stake; thence N 9 deg. 10' W 860 feet; thence N. 87 deg. 05' W. 1146 feet to a marked tree; thence S. 7 deg. 45' W 139 feet to a 6 inch R. Oak; thence S. 1 deg. 20' E. with an old fence 232 feet to an iron pin in pile of stones; thence S. 72 deg. 30' W. 353 feet; thence S. 3 deg. 15' W. 410 feet to an old stake near post; thence N. 87 deg. 30' W 236 feet to an old stake at post; thence S. 37 deg. 45' W. 223. 5 feet to an iron pin; thence S. 18 deg. 15' E. 205 feet to an iron pin; thence S. 24 deg. 15' W. 942 feet to an iron pin; thence S. 48 deg. 15' W. 138 feet to the beginning, containing 57.5 acres, more or less.

Being the same proeprty conveyed to Joe L. Wall and wife Deborah L. Wall by deed from National Horseshoe Pitchers Foundation of record by Instrument No. 20070202-0013903, Register's Office for Davidson County, Tennessee, and subsequently conveyed from Joe Wall and wife Deborah Wall to Joe L. Wall and Deborah L. Wall, Trustees for the Wall Family Revocable Living Trust Agreement Dated December 20, 2010, by quitclaim of record as Instrument 20141229-0118150, said Register's Office. Joe Wall and Joe L. Wall are the same person. Deborah Wall and Deborah L. Wall are the same person.

Grantee assumes any liability for greenbelt rollback taxes.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 7786 Whites Creek Pike, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 hand(s) this 10th day of August, 2020.

Wall Family Revocable Living Trust Agreement Dated December 20, 2010

BY: _____
Joe L. Wall, Trustee

BY: _____
Deborah L. Wall, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe L. Wall Trustee and Deborah L. Wall Trustee of the Wall Family Revocable Living Trust Agreement Dated December 20, 2010, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2020.

_____
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072