To:
Star Title, LLC
250 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return To:
Four Star Title, LLC
2606 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Warranty Deed

Karen Johnson Davidson County
Batch# 518160 DEEDWARR
11/18/2020 10:24:16 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90
20201118-0135685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $357,000.00.

Madison Morgan
Affiant

Subscribed and sworn to before me, this the 9th day of November, 2020.

Notary Public

My commission expires: 2/22/22

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Trevor Hinesley	Capstar	052-16-0-012.00-CO
809 Coggin Pass	2002 Richard Jones Rd.	
Madison, TN 37115	Nashville, TN 37215	

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, **RITA G. ROBINSON, UNMARRIED, AND JUDY A. HURD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM TREVOR HINESLEY, A SINGLE MAN,** 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. 50 on the Plan of Marlin Meadows, Section 2, as of record in Book 1835, Page 127, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Southeasterly margin of Coggin Pass, at the common corner of Lots 49 and 50; thence with the line between said lots Southeasterly 147.16 feet to a corner of Lot 46; thence with the line between Lots 46 and 50, Southerly 31.2 feet to a corner of Lot 45; thence with the line between Lots 45 and 50, Southwesterly 142.4 feet to the Northeasterly margin of Berwick Trail; thence with the margin of the same Northwesterly 114.3 feet to the beginning of a curve; thence along said curve, Northerly 34.66 feet to a point on the Easterly margin of Coggin Pass; thence with the margin of the same, Northeasterly 121.3 feet to the beginning.

Being the same property conveyed to Rita G. Robinson and Judy A. Hurd, Both unmarried as joint tenants by Warranty deed from Joey Seals and wife, Shannon K. Seals of record in Instrument No. 20050803-0091161 Register's Office for Davidson County, Tennessee, dated August 01, 2005 and recorded on August 03, 2005.

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 809 Coggin Pass, Madison, TN 37115, 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 HANDS EFFECTIVE AS OF THE 9th day of November, 2020.

Rita G. Robinson

Judy A. Hurd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rita G. Robinson and Judy A. Hurd, 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 9th day of November, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021