WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Rose Tignor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2013.

Ed Tignor
Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robin Perry	Robin Perry	180040A10700CO
(NAME)	(NAME)	
928 Century Oak Drive	928 Century Oak Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130103948 DEEDWARR
Recvd: 12/12/13 12:15 2 pgs
Fees:13.00 Taxes:991.23
20131212-0125875

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, we, **Janice Roberts, unmarried, and Pauline Roberts, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robin Perry, unmarried**, hereinafter called the GRANTEE (S), their heirs and/or 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. 28 on the plan of Section Two, Highland Creek, as shown by plat appearing of record in Instrument No. 200304240055118, as corrected by Surveyor's Certificate of Correction in Instrument No. 200503100026513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby make for a more complete description of said lot.

Being the same property conveyed to Janice Roberts as joint tenants with rights of survivorship Pauline Roberts by Warranty Deed from Classic Homes BOS, LP, dated July 12, 2004 and filed in Instrument Number 20040715-0084201, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Instrument No. 20030424-0055118 and Instrument Number 20050310-0026513, (2) Restrictive Covenants of record in Book 11568, Page 311 and Instrument Number 20000413-0037474, (3) Easement of record in Book 10316, Page 569; Book 10419, page 504; Book 10419, page 470 and Book 22338, page 738, and (4) Matters of the Homeowner's Association of record in Book 11568, page 301 and Instrument Number 20031014-0151693, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 928 Century Oak Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 6th day of December, 2013.

Janice Roberts

Pauline Roberts

State of Tennessee
County of Williamson

Personally appeared before me Janice Roberts and Pauline Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2013.

Notary Public Chris Jackson
My Commission Expires: May 11, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138