WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018347 DEEDWARR
Recvd: 03/19/14 10:18 2 pgs
Fees:13.00 Taxes:1169.20
20140319-0022613

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$316,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **March, 2014**

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melissa K Roby	Churchill Mortgage Corp	141-05-0A-288.00-CO
(NAME)	(NAME)	
545 Wolfeboro Lane	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Henth and Michal Henth, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Melissa K Roby, unmarried,** hereinafter called the Grantee, her 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. 288 on the Plan of Avondale Park, Phase 2, Section 3B of record in Instrument No. 20110208-0011099, (erroneously referred to Instrument No. 20101005-0079393 in Deed of record in Instrument No 20111108-0087188) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Michael Henth and Michal Henth, husband and wife by deed NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated November 7, 2011, of record in Instrument No. 20111108-0087188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 545 Wolfeboro Lane, Nashville, TN 37221

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, her 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, has 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, her 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.

Witness our hands this 14th day of March, 2014

Michael Henth

Michal Henth

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Michael Henth and Michal Henth**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of March, 2014

Notary Public

My commission expires: 10 · 5 · 2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY