WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Roby	William Roby	171020A10200CO
(NAME)	(NAME)	
213 Glenstone Circle	213 Glenstone Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140027684 DEEDWARR
Recvd: 04/23/14 11:48 2 pgs
Fees:13.00 Taxes:713.08
20140423-0034144

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, **Lynn H. Hitner, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Roby and Alexander Roby and Kayla Roby**, 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 Unit No. 102, on the plan of Plan of Phase 3B, Brentwood Villa, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, and as established by the Master Deed of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7266, Page 84, Book 7423, Page 574, and Instrument 200710220124551, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Lynn N. Hitner, unmarried by Warranty Deed dated 05/14/2002 from Sandra B. Greenwood, unmarried of record in ~~Book 6900, Page 3~~, Register's Office for Davidson County, Tennessee.

20020517-0060923

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6900, Page 4 and Plat Book 6900, Page 329, said Register's Office.
Master Deed and By-Laws filed for record in Book 6923, Page 943, as amended of record in Book 7035, Page 115, Book 7266, Page 84, Book 7423, Page 574, and Instrument 200710220124551, said Register's Office.
Said By-Laws were amended of record in Book 7423, Page 567 and Book 8074, Page 564, said Register's Office.
Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 5155, Page 164, said Register's Office.
Stormwater Detention Agreement of record in Book 6385, Page 814, said Register's Office.
Deed of Conveyance of record in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802, and Book 8128, Page 17, said Register's Office.
Force Main Easement of record in Instrument 200307070093162, said Register's Office.
Grant of Easement of record in Instrument 201201240006661, said Register's Office.

Charter of the Homeowner's Association of record in Book 6936, Page 895, Book 7998, Page 249, and Book 8267, Page 270, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 213 Glenstone Circle, Brentwood, TN 37027
(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 my hand this 18th day of April, 2014.

x Lynn H. Hitner
Lynn H. Hitner

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 18th day of April, 2014.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027