WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140097226 DEEDWARR
Recvd: 12/30/14 11:21 2 pgs
Fees: 13.00 Taxes: 456.95
20141230-0118866

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December 2014

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher L. Roehl and Catherine A. Roehl, husband and wife	First Bank	161 11 0A 025.00
(NAME)	(NAME)	
367 Huntington Ridge Drive	PO Box 202028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Florence, SC 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Three Thousand Five Hundred And No/100 Dollars ($123,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robyn L. Berg and Robert K. Hernberger, Jr., wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher L. Roehl and Catherine A. Roehl, husband and wife**, hereinafter called the Grantees, 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 Unit No. 25 , Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, established by the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, as amended of record in Book 4889, Page 905, as amended of record in Book 5394, Page 243, as amended of record in Instrument No. 20110331-0024865, in the Registe'rs Office, Davidson County, Tennessee, together with an undivided Percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Robyn L. Berg and Robert K. Hernberger, Jr., wife and husband by Warranty Deed from Lauren Tenney fka Lauren Rainey, a married person dated April 13, 2011 and recorded May 09, 2011 in Instrument No. 20110509-0035430, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-142602

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 367 Huntington Ridge Drive, Nashville, TN 37211

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, 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 Grantees, their 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 22nd day of December, 2014.

Robyn L. Berg

Robert K. Hernberger, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.
Robyn L. Berg and Robert K. Hernberger, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-142602

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122