WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048769 DEEDWARR
Recvd: 06/18/15 14:39 2 pgs
Fees: 13.00 Taxes: 1285.75
20150618-0058444

B-VRES-15-1314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert C. Perinka, II and Lisa G. Rodden	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1314 Monetta Avenue	**841 Seahawk Circle**	**072-10-0F-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **H & B DEVELOPMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT C. PERINKA, II AND LISA G. RODDEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Homes at 1312 Monetta Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1312 Monetta Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140808-0071798, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to H & B Development Partners by Quitclaim deed from Legacy11, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141028-0099299 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 28, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140808-0071798, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1314 Monetta Avenue, Nashville, Tennessee 37216**.

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 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 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/our hand(s) this the 15th DAY OF JUNE, 2015.

H & B Development Partners

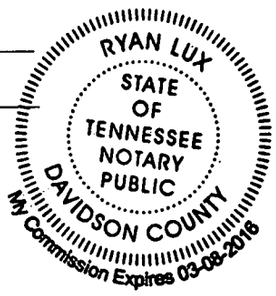
BY: _____
Forrest Broyles
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FORREST BROYLES, signing for H & B DEVELOPMENT PARTNERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of H & B DEVELOPMENT PARTNERS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212