Davidson County DEEDWARR
Recvd: 05/31/17 10:19 3 pgs
Fees:18.00 Taxes:6475.00
20170531-0053858

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/18
(AFFIX SEAL)

WP17-0226

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Equitable Trust Co., Trustee o	NEW OWNER (NAME)	
226 Robin Hill Rd.	(ADDRESS)	
Nashville, TN 37205	(ADDRESS)	129-03-0-013.00
(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, we ANTONIO J. ROY, III AND WIFE, TINA R. ROY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EQUITABLE TRUST CO., TRUSTEE OF THE DEBORAH F. ELLER 2013 TRUST, 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 Lot No. 24 on the Plan of Section I, West Meade Farms, Inc., of record in Plat Book 1424, Page 47, 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 the same property conveyed to Antonio J. Roy, III and wife, Tina R. Roy by Warranty Deed from Marjorie Moore, married, of record in Instrument No. 20130823-0089055, Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on August 23, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1424, Page 47, Book 1427, Page 19, Book 1718, Page 324; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 226 Robin Hill Rd. , Nashville, Tennessee 37205
(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 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 23 day of May, 2017.

Antonio J. Roy III

Tina R. Roy

STATE OF Tennessee
COUNTY OF Williamson

On this the 23 day of May, 2017, before me personally appeared Antonio J. Roy, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of May, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF Tennessee
COUNTY OF Williamson

On this the 23 day of May, 2017, before me personally appeared Tina R. Roy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of May, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:

Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

