Bill Garrett Davidson County
Batch# 40442 DEEDWARR
12/21/2017 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20171221-0130033

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert G Perez and Pamela Powell Louis-Perez	Movement Mortgage, LLC	171 02 0A 102.00
(NAME)	(NAME)	
213 Glenstone Cir	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Roby, a married man, Kayla Roby, an unmarried woman, and Alexander Roby, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert G Perez and Pamela Powell Louis-Perez, 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. 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 William Roby and Alexander Roby and Kayla Roby by Warranty Deed from Lynn H. Hitner, unmarried dated April 18, 2014 and recorded April 23, 2014 as Instrument No. 20140423-0034144, in said 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.

File Number: GRN-178160FC

unimproved ☐
This is improved ☒ property, known as 213 Glenstone Cir, Brentwood, TN 37027

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 12 day of DEC, 2017

William Roby

Kayla Roby by W J Roby AIF
Kayla Roby, by William Roby as attorney in fact

Alexander Roby by W J Roby AIF
Alexander Roby, by William Roby as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared William Roby, 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, and further acknowledged that they executed the foregoing instrument on behalf of Kayla Roby and Alexander Roby, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Kayla Roby and Alexander Roby, for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2017.

Notary Public

My Commission Expires: 7-24-2021

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-178160FC

True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019