This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18133

Bill Garrett
Batch# 87908
05/03/2018 11:02:01 AM
Fees: $13.00 Taxes: $980.50
Davidson County
DEEDWARR
2 pgs
20180503-0042285

Send Tax Bills To:
New Owner

New Owner is:
Craig Moskowitz
5907 Stone Brook Drive
Brentwood, TN 37027

MAP: 171-02-0A-053.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael E. Roberts and wife, Victoria L. Roberts**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Craig Moskowitz, an unmarried man,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 5907 Stone Brook Drive, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 53 on the Condominium Site Plan of Brentwood Villa, Phase 2, of record in Plan Book 6900, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Michael E. Roberts and wife, Victoria L. Roberts by Warranty Deed from Masatsugu Yoshida, dated 5/29/98 and recorded 6/4/98 in Book 10961, Page 820, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of May, 2018.

GRANTOR:

Michael E. Roberts

Victoria L. Roberts

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael E. Roberts and wife, Victoria L. Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of May, 2018.

Margaret R. Mears State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

SWORN TO and subscribed before me this 1st day of May, 2018.

NOTARY PUBLIC

My commission expires: 8-4-20

DANIEL MEARS NOTARY PUBLIC STATE OF TENNESSEE