WARRANTY DEED

Bill Garrett Davidson County
Batch# 109568 DEEDWARR
06/27/2018 01:10:33 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20180627-0062066

R-VRES-18-625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON 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)
Michael Todd Pembroke and Jennifer L. Pembroke	New Owner	
(NAME)	(NAME)	**160-16-0B-095.00-CO**
625 Palisades Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DALANA ROBERTSON AND MATTHEW ROBERTSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL TODD PEMBROKE AND JENNIFER L. PEMBROKE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 119 on the Plan of Revision One, Phase One, Brentwood Chase of record in Plat Book 9700, Pages 936 through 941, 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 Dalana Robertson and Matthew Roberton, joint tenants by Warranty deed from Troy Wray and wife, Karen Wray of record in Instrument No. 20130920-0099400 Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on September 20, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, Instrument No. 20031031-0160434 and Instrument No. 20031217-0180088, Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Chase Community Association of record in Instrument No. 20000524-0051842, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on PUD Boundary of record in Book 9700, Page(s) 653 and 654, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Instrument Number 20161020-0111124 and Instrument No. 20161020-0111125, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common area of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
- Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11115, page 281 and 286, 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: **625 Palisades Court, Brentwood, Tennessee 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 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 25th DAY OF JUNE, 2018.

Dalana Robertson

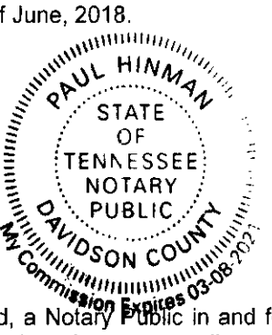
Matthew Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALANA ROBERTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW ROBERTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212