(1)

File No. 280600329

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/08 13:38 2 pg
Fees:13.00 Taxes:647.50

20080702-0068483

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Kathy C Withers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

11/8/08

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy C. Withers	NEW OWNER	181-14-0A-017.00 CO
(NAME) 8310 Oak Knoll Dr.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, WE, **Greg Milnar and wife, Donna Milnar**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kathy C. Withers, unmarried**, hereinafter called the grantee(s), HER 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 17 on the plan of The Villas at Concord Place, Phase 1, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050922-0114218, and amended in Instrument 20061228-0160255, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Greg Milnar and wife, Donna Milnar by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20060626-0076015, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20050922-0114218, and amended in Instrument 20061228-0160255, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20050922-0114218 and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.

Reciprocal Easement of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument No. 20050505-0050659, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common area to Home Owners Association, of record in Instrument No. 20051031-0130768, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8310 Oak Knoll Dr., Brentwood, TN 37027
(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), HER 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), HER 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 hands this 30th day of June, 2008.

Greg Milnar

Donna Milnar

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand at office this 30th day of June, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

11/8/09

File Number: 280600329

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064