Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $157,000.00

H L Vardell
Affiant

Subscribed and sworn to before me, this 29th day of October 2009.

Notary Public
My commission expires: 8/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/03/09 09:07 4 pgs
Fees:23.00 Taxes:580.90
20091103-0101248

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Heather L. Vardell	Bank of America	181140A06400CO
8239 Rossi Rd.	1800 Mallory Lane Suite A2	
Brentwood TN 37027	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Patrick Hamill and wife Janna Hamill hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Heather Vardell, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 64 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Pace of record in Instrument No. 20060328-0035297, 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 Patrick Hamill and wife, Janna Hamill by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061002-0121894, dated 09/27/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050922-0114218 and amended in Instrument Nos. 20060328-0035297, 20060501-0049958, 20060731-0092350, 20061228-0160255, 20071129-0138690, 20080226-

0018882, 200890318-00273469, and in any allied instruments(s) referred to in said restrictions. 3) All matters appearing on plan of Exhibit A-1 of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee 4) Easement to Metropolitan Government for Stormwater Detention as set forth in instrument recorded in Instrument No. 20050505-0050659 and 20051219-0151949. 5) Charter of The Villas at Concord Place Homeowner's association of record in Instrument No. 20081219-0121383 6) Bylaws for The Villas at Concord Place Homeowners Association of record in Instrument No. 20050922-0114218 starting on page 59.

This property is improved property known as 8239 Rossi Rd., 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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of October, 2009.

Patrick Hamill

Janna Hamill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Hamill and Janna Hamill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the

purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27 day of October, 2009.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06288

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith 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, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.