THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 09102224**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $157,100.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2009. Notary Public My Commission Expires: 5/8/2012

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012

BILL GARRETT, Davidson County
Trans:T20100001472 DEEDWARR
Recvd: 01/07/10 14:59 2 pgs
Fees:13.00 Taxes:581.27
20100107-0001724

WARRANTY DEED

Address New Owner: Patrick A. Woodard 8635 Altesse Way Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181140A24000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Cook and Lindsay Cook, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick A. Woodard, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 157, THE VILLAS AT CONCORD PLACE, PHASE 4, as shown on Exhibit A-1 to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place recorded in Instrument No. 20070130-0012170, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Cook and wife, Lindsay Cook by Deed from Centex Homes, a Nevada General Partnership, recorded on the 9th day of January, 2008 in Instrument No. 20080109-0002709, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 4, as recorded in Instrument No. 20070125-0010032, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 4, attached as Exhibit A-1 to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements recorded in Instrument No. 20070130-0012170, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex,

handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-0114218, supplemented at Instrument Nos. 20060328-0035297 and 20060501-0049958, amended at Instrument No. 20061228-0160255 and supplemented at Instrument Nos. 20070130-0012170 and 20071129-0138690, amended at Instrument No. 20080226-0018882 and corrected at Instrument No. 20080318-0027346 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Dedication of common area to Villas at Concord Place Homeowners Association, Inc. of record in Instrument No. 20051031-0130768, said Register's Office.

Temporary Signage Easement of record in Instrument No. 20050415-0042178, said Register's Office.

Reciprocal Easement Agreement of record in Instrument No. 20050415-0042178, said Register's Office.

Easements to the United States of America of record in Book 4424, Page 967, said Register's Office.

Tennessee Valley Authority Transmission Line Easement of record in Book 4424, Page 967, said Register's Office.

Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument No. 20051219-0151953, said Register's Office.

Subject to Tennessee Valley Authority right-of-way.

This is improved property located at 8635 Altesse Way Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2009.

Justin Cook by James Alexander as Atty in Fact as his attorney in fact

Lindsay Cook by James Alexander as Atty in Fact as her attorney in fact

STATE OF TENNESSEE
COUNTYOF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Justin Cook and Lindsay Cook,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 2009.

Notary Public

My Commission Expires: 10-27-2010

MARTHA E. DAUGHETEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 27, 2010