03

Realty Title

File No. 210020120

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100013752 DEEDWARR
Recvd: 03/08/10 13:38 2 pgs
Fees:13.00 Taxes:640.10
20100308-0017731

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Allen Johnson	**REAL ESTATE MTG. NETWORK, INC.**	181140A06800
(NAME) 8247 Rossi Road	(NAME) **70 GRAND AVENUE, #109**	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) **RIVER EDGE, NJ 07661**	
(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, **I, David Anderson*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Brian Allen Johnson and Phengkhom P. Sourivong**, 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, to-wit: ***UNMARRIED**

Land in Davidson County, Tennessee, being Unit No. 68, as shown on the plan of The Villas at Concord Place, Phase 2, filed as Exhibit "A-1" to, and established by the Declaration of Protective Covenants, Conditions and Restrictions and Easements of record in Instrument 20050922-0114218, First Supplement of record in Instrument 20060328-0035297 and amended in Instruments 20060501-0049958 and 20061228-0160255, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to David Anderson, an unmarried man, by deed from Centex Homes, a Nevada general partnership, of record in Instrument 20061106-0137633, dated October 23, 2006 and filed for record on November 6, 2006, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 181140A06800CO.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20050922-0114218, as amended in Instrument 20060328-0035297, Instrument 20060501-0049958, and Instrument 20061228-0160255, said Register's Office.

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

Reciprocal Easement Agreement of record in Instrument 20050415-0042176, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20050505-0050659, said Register's Office.

Agreement for Dedication of Easement for Public Utility and Drainage Easement of record in Instrument 20051219-0151953, said Register's Office.

Quitclaim Deed to the Homeowners Association of record in Instrument 20071017-0123090, said Register's Office.

Charter of Villas at Concord Place Homeowners Association, Inc. of record in Instrument 20081219-0121383, said Register's Office.

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 8247 Rossi Road, 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), 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 hands this 2nd day of March, 2010.

David Anderson

Scarlett D. Anderson

*SCARLETT D. ANDERSON WIFE OF DAVID ANDERSON JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL INTEREST SHE HAS IN SAID PROPERTY.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David Anderson and Scarlett D. Anderson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/2/2010.

Witness my hand at office this 2nd day of March, 2010.

Commission expires:

11/13/10

Notary Public

File Number: 210020120

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY