THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 11080856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $144,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2011.

Notary Public
My Commission Expires: My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110055726 DEEDWARR
Recvd: 09/08/11 11:21 2 pgs
Fees:13.00 Taxes:534.65
20110908-0069670

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leona Walthorn and James Walthorn 8238 Rossi Road Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-14-0A-084.00-C

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, **Lucille Marie Douras, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leona Walthorn and James Walthorn, wife and husband**, ("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 No. 229 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit "A" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place in Instrument 200603280035297, Register's Offcie for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lucille Marie Douras by deed from J.T. Greenfield aka Jason Greenfield, a single man of record in Instrument 201104070026881, Register's Office for Davidson County, Tennessee, dated January 31, 2011. And being the same property conveyed to Jason Greenfield by deed from Centex Homes, a Nevada General Partnership of record in Instrument 200701160006394, Register's Office for Davidson County, Tennessee, dated November 28, 2006.

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.

All matters shown on the Plan of The Villas at Concord Place, Ph 2 attached as Exhibit A-1 to the First Supplemental Declaration of Covenants,Conditions and Restrictions of record in Instrument 200603280035297, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200509220114218, supplemented in Instrument 200603280035297, 200605010049958, amended in Instrument 200612280160255, 200711290138690 and 200802260018882, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or

restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Conveyance of common areas of record in Instrument 200510310130768 and Instrument 200710170123090, Register's Office for Davidson County, Tennessee. Temporary signage easement in Instrument 200504150042178, Register' s Office for Davidson County, Tennessee.

Reciprocal easement agreement in Instrument 200504150042178, Register's Office for Davidson County, Tennessee.

Easements to the United States of America in Book 4424, page 967, Register's Office for Davidson County, Tennessee.

200 foot TVA Transmission Line Easement in Book 4424, page 967, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Public Utility & Drainage in Instrument 200512190151953, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement in Instrument 200505050050659, Register's Office for Davidson County, Tennessee.

Rights of others in & to the common areas and/or elements.

This is improved property located at 8238 Rossi Road 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 1st day of September, 2011.

Lucille Marie Douras by Carolyn B. Fallin as Attorney in fact
Lucille Marie Douras by: Carolyn B. Fallin as
Attorney in fact

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn B. Fallin,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Lucille Marie Douras,** 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 1ST day of September, 2011.

Katherine E. Seigel
Notary Public
My Commission Expires: 9/10/13

KATHERINE E. SEIGEL
Commission # 1861037
Notary Public - California
Los Angeles County
My Comm. Expires Sep 10, 2013