BILL GARRETT, Davidson County
Trans:T20120047579 DEEDWARR
Recvd: 06/28/12 09:08 2 pgs
Fees:13.00 Taxes:621.60
20120628-0056598

WARRANTY DEED

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **June, 2012**

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Davis	Primary Residential Mtg	181140A 06100CO
(NAME) 8233 Rossi Road	(NAME) 4750 West Wiley Post Way--#200	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Salt Lake, City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joshua Smith and Jessica Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lance R. Davis and wife, Cyndi Jo Collectt**, married hereinafter called the Grantees, their 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 No. 61 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Condition and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua Smith and Jessica Smith, husband and wife, by Deed from Centex Homes, a Nevada General Partnership, dated October 16, 2006 and filed on October 19, 2006 in Instrument Number 20061019-0129941, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8233 Rossi Road, Brentwood, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this **26th** day of **June, 2012**

Joshua Smith

Jessica Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Joshua Smith and Jessica Smith,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **June, 2012**

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 5-4-15