WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056822 DEEDWARR
Recvd: 07/03/13 12:49 2 pgs
Fees:13.00 Taxes:604.95
20130703-0069044

...mpany
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File #01288-15e08

STATE OF TENNESSEE
COUNTY OF Davidson Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $163,500.00.

Affiant

Subscribed and sworn to before me this 26th day of June, 2013

Notary Public Kimie Perry
My Commission expires: May 3, 2016
(Affix Seal)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jordan Donegan	F & M Bank	181-14-A-216CO
8730 Ambonnay Drive	10 Cadillac Drive, Ste 100	
Brentwood, TN 37027	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melina Jane Smith, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jordan Donegan*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*single man

LAND in Davidson County, Tennessee, Being Unit 124 on the plan of 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 of Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melina Jane Smith, an unmarried woman from Centex Homes, a Nevada General Partnership by Deed on November 5, 2007, of record in Instrument Number 20071108-0131917, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on Exhibit "A-1" to the Third Supplemental to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070130-0012170, Register's Office for said County;
- Subject to all matters on Plan of record in Instrument No. 20060317-0031088, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to The Villa's at Concord Place Homeowner's Association, Inc., of record in Instrument No. 20051031-0130768, and Instrument No. 20071017-0123089, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to The Villa's at Concord Place Homeowner's Association, Inc., of record in Instrument No. 20051031-0130768, and Instrument No. 20071017-0123089, Register's Office for Davidson County, Tennessee.
- Charter of The Villa's at Concord Place Homeowner's Association, Inc., of record in 20081219-0121383, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050922-0114218, as amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, and Instrument No. 20080226-0018882, Register's Office for said County.
- Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Instrument No. 20051219-0151949, Register's Office for said County; Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for said County; Transmission Line Easement of record in Book 4424, page 967, Register's Office for said County; Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **8730 Ambonnay Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 26, 2013.

Melina Jane Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melina Jane Smith,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 26, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY