WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069517 DEEDWARR
Recvd: 08/13/13 11:02 2 pgs
Fees:13.00 Taxes:602.73

20130813-0084864

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason B. Freeman	**SAME**	181-11-OC-021.00
(NAME)	(NAME)	
8328 Rossi Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN. 37027-8391		
(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, we, **Robert J. Williams and Robert A. Williams and wife, Constance M. Williams**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason B. Freeman and wife, Ann M. Monaghan**, hereinafter called the GRANTEE(S), their heirs and/or 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. 269, as shown on the plan of The Villas at Concord Place, Phase 5 (fka Concord Place II, Phase I), a Horizontal Property Regime, filed as Exhibit A in the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200803180027346, and being further established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200509140110829, as amended in Instruments 200612280160254, 200712260147287, 200806270066661 and 200907310071986 and in Protective Covenants of record in Instrument 200509220114218, all in the 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 Declarations, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Robert J. Williams, an unmarried man and Robert A. Williams and wife, Constance M. Williams by Deed from Centex Homes, a Nevada General Partnership, dated 07/10/2009 and filed for record on 07/15/2009 in Instrument 200907150066167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Declaration of Covenants, Conditions, and Restrictions of record in Instrument 200509140110829, as amended in Instrument 200612280160254, Instrument 200712260147287, Instrument 200806270066661, Instrument 200907310071986; (2) Declaration of Protective Covenants, Conditions, and Restrictions and Easements of record in Instrument 200509220114218; (3) All matters as set out in Instrument of Correction including but not limited to restrictions and plan of record in Instrument 200803180027346; (4) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200705090055790; (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument 200710230125249; (6) Articles of Amendment to the Charter (NonProfit) of record in Instrument 200812190121383, 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 8328 Rossi Road, Brentwood, TN 37027-8391
(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/or 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/or 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 3RD day of August, 2013

Robert J. Williams by Robert A. Williams, His Attorney in Fact

Robert A. Williams

Constance M. Williams by Robert A. Williams, Her Attorney in Fact

State of Colorado
County of Arapahoe

On this 3rd day of August, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert A. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Robert J. Williams, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 3rd day of August, 2013.

Bora Manzanares
Notary Public

My Commission Expires: June 20,2017

BORA MANZANARES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134038692
MY COMMISSION EXPIRES JUNE 20, 2017

State of Colorado
County of Arapahoe

Personally appeared before me, Robert A. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of August, 2013.

Bora Manzanares
Notary Public
My Commission Expires: June 20,2017

BORA MANZANARES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134038692
MY COMMISSION EXPIRES JUNE 20, 2017

State of Colorado
County of Arapahoe

On this 3rd day of August, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert A. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Constance M. Williams, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of County, Tennessee.

WITNESS my hand and seal this 3rd day of August, 2013.

Bora Manzanares
Notary Public

My Commission Expires: June 20,2017

BORA MANZANARES
NOTARY PUBLIC
STATE OF COLORADO
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RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122