RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN , 37215

BILL GARRETT, Davidson County
Trans:T20130075052 DEEDWARR
Recvd: 08/29/13 14:54 2 pgs
Fees:13.00 Taxes:599.03
20130829-0091491

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070130**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $161,900.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2013. Notary Public My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Troy C. McMaken 8239 Rossi Road Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0A-064.00-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, **Heather Vardell, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Troy C. McMaken, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 64 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions 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 complete and accurate description thereof.

Being the same property conveyed to Heather Vardell, an unmarried woman, by Warranty Deed from Patrick Hamill, and wife Janna Hamill, of record in Instrument Number 20091103-0101248, Register's Office for Davidson County, Tennessee, dated October 29, 2009, and recorded on November 3, 2009.

Heather Vardell is also known as Heather L. Vardell and as H L Vardell.

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.

Taxes for the year 2013 a lien, not yet due and payable.

All matters shown on the Plan 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, as supplemented in Instrument

200603280035297, 200605010049958 amended in 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.

Charter in Instrument 200812190121383, Register's Office for Davidson County, Tennessee.

Conveyance of common areas in Instrument 200510310130768 and 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 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.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 8239 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 27th day of August, 2013.

Heather Vardell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Vardell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014