WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

A McKenney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2013

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly J Johnson	Regions Mortgage	181 11 0C 062.00CO
(NAME)	(NAME)	
8341 Rossi Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35244	
(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, Veronica Quijas Caulfield, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly J Johnson, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a part of that Tract of Land shown on the Plan of Final Plat Concord Place II, Phase I, Carter Property of record in Instrument No. 20071120-0136050, Register's Office for Davidson County, Tennessee, and being more particularly described as Unit No. 310 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place II, Phase I) as shown on Exhibit A-1 on that certain Instrument of Correction Fourth Supplemental Declaration (annexing Phase 5) to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Veronica Quijas, an unmarried woman by deed from Centex Homes, a Nevada General Partnership dated October 14, 2011, of record in Instrument No. 20111018-0080882, Register's Office for Williamson County, Tennessee. Being part of the same property conveyed to Centex Homes, a Nevada General Partnership by Warranty Deed from BDP Development Company, LLC, a Tennessee limited liability company, dated July 31, 2009, recorded July 31, 2009 of record in Instrument No. 20090731-0071987, Register's Office for Davidson County, Tennessee. Veronica Quijas is now known as Veronica Quijas Caulfield.

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.

Upon oath Veronica Quijas Caulfield warrants, covenants and certifies that the aforedescribed property is not her

unimproved ☐ homestead as defined by Statute.

This is improved ☒ property, known as 8341 Rossi Road, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130077539 DEEDWARR
Recvd: 09/06/13 14:48 2 pgs
Fees:13.00 Taxes:603.10

20130906-0094480

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 **3rd** day of **September, 2013**

Veronica Quijas Caulfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Veronica Quijas Caulfield**, 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 **3rd** day of **September, 2013**

Notary Public

My commission expires: KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Return To: 13002138
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167