BILL GARRETT, Davidson County
Trans:T20140018390 DEEDWARR
Recvd: 03/19/14 11:01 2 pgs
Fees:13.00 Taxes:647.50
20140319-0022727

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Rachel Clifton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF March, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/3c/14
File No. G14-8462D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Clifton, an unmarried woman (NAME)	Regions Bank dba Regions Mortgage (NAME)	181-14-A-237 CO
8629 Altesse Way (STREET ADDRESS)	2050 Parkway Office Circle (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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 HEREBYACKNOWLEDGED, WE, **Bradford Van Demark and Erin Van Demark, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Clifton, an unmarried woman**, 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. 154 on the plan of VILLAS AT CONCORD PLACE, PHASE 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bradford Van Demark and Erin Van Demark, husband and wife from Centex Homes, a Nevada Partnership, by Deed dated October 1, 2007, as Instrument No. 20071003-0117857, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050922-0114218, 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, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee.

4. Reciprocal Easement Agreement as recorded in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee.

6. Public Utility and Drainage Easement as recorded in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreements as recorded in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.

8. Easement to the U.S.A as recorded in Book 4424, page 967, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to Homeowner's Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123089, Instrument No. 20071017-0123090, Instrument No. 20071017-0123091, Instrument No. 20111024-0082502 and Instrument No. 20111024-0082503, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8629 Altesse Way, 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 17th day of March, 2014.

Bradford Van Demark — March 17, 2014 Date

Erin Van Demark — March 17, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bradford Van Demark and Erin Van Demark, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of March, 2014.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066