WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19558

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Garvey	NEW OWNER	181140A13700CO
(NAME)	(NAME)	
8409 Charbay Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140022513 DEEDWARR
Recvd: 04/03/14 12:21 2 pgs
Fees:13.00 Taxes:629.00
20140403-0027757

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, I, **Vicky Fay , married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Phillip Wayne Garvey**, hereinafter called the GRANTEE(S), his 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 191 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A-I to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, and further established by said Declaration of record in Instrument 200509220114218 and amended in Instrument 200612280160255, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Vicky Fay, an unmarried woman by Warranty Deed dated 03/13/2007 from Centex Homes, a Nevada General Partnership of record in Instrument 200703160032534, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200509220114218, as Supplemented of record in Instrument 200607310092350 and amended of record in Instrument 200612280160255, said Register's Office.
Grant of Transmission Line Easement of record in Book 4424, Page 967, said Register's Office.
Reciprocal Easement Agreement Easement of record in Instrument 200504150042176, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200505050050659, said Register's Office.
Agreement for Dedication of Public Utilities and Drainage Easement of record in Instrument 200512190151953, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200710170123091, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200812190121383, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 8409 Charbay Circle, Brentwood, TN 37027
(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), his 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), his 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 my hand this ~~28th~~ 29 day of March, 2014.

Vicky Fay

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this ~~28th~~ 29 day of March, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD A. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027