(2)

BILL GARRETT, Davidson County
Trans:T20140030880 DEEDWARR
Recvd: 05/05/14 14:53 2 pgs
Fees:13.00 Taxes:629.00
20140505-0038164

(Notary Stamp)

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 30th day of April, 2014.

Notary Public

My commission expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald Robert Caddle **Charlene Suzanne Caddle**	**New Owner**	**Map/Parcel: 181-14-0-A-212.00CO**
8727 Ambonnay Drive		
Brentwood, TN 37027		

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 ACKNOWLEDGE, I/WE,

Andrew H. Williams and Becky K. Listenberger, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Robert Caddle and Charlene Suzanne Caddle, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 120 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Andrew H. Williams A/K/A Drew Williams, an unmarried man, by Warranty Deed, from Centex Homes, a Nevada General Partnership, dated December 3, 2007, of record in Instrument No. 20071210-0142094, Register's Office for Davidson County, Tennessee. Andrew H. Williams has since married Becky K. Listenberger.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20070130-0012170, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20050922-0114218 and amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071213-0143550, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for DAVIDSON County, Tennessee.
Utility and Drainage Easement of record in Instrument No. 20051219-0151953, Register's Office for DAVIDSON County, Tennessee.
Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for DAVIDSON County, Tennessee.
Deed to Homeowners Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123091 and Instrument No. 20071017-0123089, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20081219-0121383, Register's Office for DAVIDSON County, Tennessee.
Water Quality Pond of record in Instrument No. 20071023-0125249, Register's Office for DAVIDSON County, Tennessee.
Maintenance Agreement of record in Instrument No. 20050505-0050659, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20050922-0114218, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8727 Ambonnay Drive, 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 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 except as 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 my/our hand(s) this 30th day of April, 2014.

Andrew H. Williams
By: Becky K. Listenberger, Attorney-in-Fact

Becky K. Listenberger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Becky K. Listenberger, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Andrew H. Williams for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Andrew H. Williams and is authorized by Andrew H. Williams to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of April, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

STATE OF TENNESSEE COMMISSION EXPIRES JUNE 25, 2017
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Becky K. Listenberger, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 25, 2017

File #: **140142JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027