BILL GARRETT, Davidson County
Trans:T20140052771 DEEDWARR
Recvd: 07/22/14 09:56 2 pgs
Fees:13.00 Taxes:636.40
20140722-0064921

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14061183

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MAIN ROAD WAY
STE. 110
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $172,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 18th day of July, 2014.

Robin S. Edwards
Notary Public
My Commission Expires: 2/4/2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Albert Rich Dorsey IV and Melissa Dorsey 8513 Calistoga Way Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-14-0A-159.00 CO

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, **Lance J. Maliszewski and wife, Joni A. Maliszewski** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Albert Rich Dorsey IV and Melissa Dorsey, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 213 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 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, 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 Lance J. Maliszewski and wife, Joni A. Maliszewski by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 31st day of January, 2007 in Instrument No. 20070131-0012842, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, recorded as Exhibit "A-1" in Instrument No. 20060731-0092350.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050922-0114218, Annexation of Phase 3 recorded at Instrument No. 20060731-0092350, amended at Instrument No. 20061228-0160255.

Charter of The Villas at Concord Place Homeowners Association Inc. recorded at Instrument No. 20081219-0121383.

Easement for Transmission Line, recorded in Book 4424, Page 967.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050505-0050659.

Conveyance of common elements, open space and common area recorded at Instrument No. 20051031-0130768.

This is improved property located at 8513 Calistoga Way 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 18th day of July, 2014.

Lance J. Maliszewski

Joni A. Maliszewski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lance J. Maliszewski and Joni A. Maliszewski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014