WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie L. Huffman	Churchill Mortgage Corporation	181140A01800 CO
(NAME)	(NAME)	
8308 Oak Knoll Drive	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert Shouse and wife, Susan Shouse, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie L. Huffman, 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 18 on the plan of The Villas at Concord Place, Phase 1 of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective covenants, conditions & restrictions, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert Shouse and wife, Susan Shouse, by deed from Centex Homes, a Nevada General Partnership, dated June 23, 2008, of record in Instrument Number 20060718-0086579.

Subject to all matters as shown on Plan of The Villas at Concord Place, Phase 1 of record in Instrument No. 20050922-0114218, Register's Office for Davidson County, Tennessee. Protective Covenants of record in Instrument No. 20050933-0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071213-01473550, Instrument No. 20071129-0138690 and Instrument No. 20080226-0018882, Register's Office for Davidson County, Tennessee. Deed to The Villas at Concord Place HOA of record in Instrument No. 200581031-0130768 and Instrument No. 20071017-0123090, Register's Office for Davidson County, Tennessee. Charter of The Villas at Concord Place HOA of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee. Easements of record in Book 4424, Page 967, Instrument No. 20050415-0042176, Instrument No. 20050505-0050659 and Instrument No. 20051219-0151953, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8308 Oak Knoll Drive, 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 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. 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.

BILL GARRETT, Davidson County
Trans:T20140082115 DEEDWARR
Recvd: 10/31/14 09:53 2 pgs
Fees:13.00 Taxes:623.45
20141031-0100462

Witness our hands this 29th day of October, 2014.

Robert Shouse by Mary Jo Rothlisberger, Attorney-in-Fact

Susan Shouse by Mary Jo Rothlisberger, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this29th day of October 2014 before me personally appeared Mary Jo Rothlisberger, the person who executed the foregoing instrument on behalf of Robert Shouse and wife, Susan Shouse, and acknowledged that she executed the same as the free act and deed of the said Robert Shouse and Susan Shouse, through Power of Attorney granted 10/17/14 by the said Robert Shouse and Susan Shouse.

Witness my hand and official seal at Franklin, Tennessee this 29th day of October, 2014.

Commission expires: 7.30.17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017