BILL GARRETT, Davidson County
Trans:T20140085993 DEEDWARR
Recvd: 11/14/14 10:30 2 pgs
Fees:13.00 Taxes:625.30
20141114-0105177

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2014.

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

10-1409-102428

Address of New Owner:	Send Tax Bills to:	Tax Information
Dolly Retzer Brown 8639 Altesse Way Brentwood TN 37027	New Owner	181-14-0-A-2.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Madeline M. Thomas, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dolly Retzer Brown**, hereinafter called the Grantees, their 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 No. 159, on the Plan of The Villas at Concord Place, Phase 4, as established by the Declaration of Restrictive Covenants of record in Instrument No. 20050922-0114218; Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20061228-0160255; Instrument No. 20070130-0012170; Instrument No. 20071129-0138690; Instrument No. 20080226-0098882; and Instrument No. 20080318-0027346, said Register's Office, and as shown on the plan as 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 said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Howell and wife, Rebecca Howell by deed from Centex Homes, a Nevada General Partnership, dated November 26, 2007, recorded November 28, 2007, of record in Instrument No. 20071128-0138055, Register's Office for Davidson County, Tennessee. The said Joshua Howell and Rebecca Howell having since divorced by Final Decree filed in the Fourth Circuit for Davidson County, Tennessee, Case No. 09D-741.

Further being the same property conveyed to Madeline M. Thomas, a married woman by deed from Joshua Howell, unmarried and Rebecca Howell, unmarried, dated August 19, 2013, recorded August 23, 2013, of record in Instrument No. 20130823-0089096, Register's Office for Davidson County, Tennessee. The said Madeline M. Thomas having since divorced by Final Decree filed in the Chancery Court of Williamson County, Tennessee, Case No. 43086.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8639 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12 day of November, 2014.

Madeline M. Thomas

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Madeline M. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 12 day of November, 2014.

Shannon C. Sylvester,
Notary Public

My Commission expires : 06/24/18

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2018