Davidson County DEEDWARR
Recvd: 11/20/14 10:29 3 pgs
Fees:18.00 Taxes:654.90

**20141120-0106955**

# WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Zandra Largen | "New owner" | 181-14-0A-199.00-CO |
| (NAME) | (NAME) | |
| 8701 Ambonnay Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Elizabeth A. Janicak, a married woman , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zandra Largen, 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 No. 107 on the Plan of The Villas at Concord Place, Phase 4, established by the Declaration of Covenants, Conditions, and Restrictions for The Villas at Concord Place of record in Instrument Number 20050922-0114218, as amended in Instrument No. 20061228-0160255, and shown as Exhibit "A-1" to amendment to the Declaration of Covenants, Conditions, and Restrictions for The Villas at Concord Place of record in Instrument No. 20070130-0012170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Janicak, a married woman by Warranty Deed from Julie McSweeney, a married woman and Richard P. Snyder, a married man of record in Instrument No. 20140725-0066214, Register's Office for Davidson County, Tennessee, dated July 18, 2014, and recorded on July 25, 2014, and also being the same property conveyed to Julie McSweeney, a married woman and Richard Snyder, a married man, as joint tenants with right of survivorship by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20071121-0136233, Register's Office for Davidson County, Tennessee, dated November 16, 2007, and recorded on November 21, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. The herein described property is not now nor has ever been the principal residence of the grantor herein or their spouse.

unimproved ☐

This is improved ☑ property, known as 8701 Ambonnay 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.

Witness my hand this 17th day of November, 2014.

Elizabeth Janicak

Elizabeth A. Janicak

STATE OF TENNESSEE

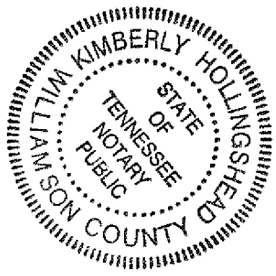
COUNTY OF WILLIAMSON

On this 17th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth A. Janicak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

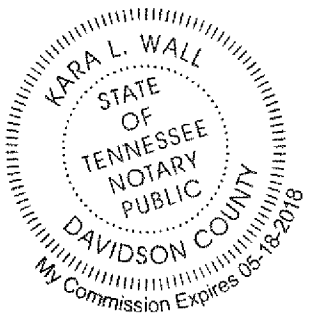
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).