Davidson County DEEDWARR
Recvd: 12/01/14 15:56 5 pgs
Fees:27.00 Taxes:0.00
20141201-0110150

RECORD AND REQUESTED BY:
SOLUTIONSTAR SETTLEMENT SERVICES
4000 HORIZON WAY STE 150
IRVING, TX 75063
File No. 2443165

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 181 14 0A 197.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 20th day of November, 2014, by and between **SARA BRIANNE BORDERS, F/K/A SARA LOEPPKE AND JOSHUA ALAN BORDERS, WIFE AND HUSBAND**, of 8802 DOLCETTO GROVE, BRENTWOOD, TN 37027 hereinafter referred to as Grantor(s) and **SARA BRIANNE BORDERS AND JOSHUA ALAN BORDERS, WIFE AND HUSBAND**, of 8802 DOLCETTO GROVE, BRENTWOOD, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 0032992, Recorded: 04/02/2008

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 181 14 0A 197.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 20th day of November, 2014.

Sara Brianne Borders, F/K/A Sara Loeppke
SARA BRIANNE BORDERS, F/K/A SARA LOEPPKE

JOSHUA ALAN BORDERS

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SARA BRIANNE BORDERS, F/K/A SARA LOEPPKE, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, TN, this 20th day of November 2014.

Notary Public
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JOSHUA ALAN BRODERS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, TN, this 20th day of November 2014.

Notary Public
My Commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 157,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 20th day of November, 2014.

Notary Public

Commission Expires 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

SARA BRIANNE BORDERS AND JOSHUA ALAN BORDERS
8802 DOLCETTO GROVE
BRENTWOOD, TN 37027

Name and address of property owner:

SARA BRIANNE BORDERS AND JOSHUA ALAN BORDERS
8802 DOLCETTO GROVE
BRENTWOOD, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 105 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 SARA LOEPPKE AND HUSBAND, JOSHUA ALAN BORDERS BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 200804020032992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 181 14 0A 197.00

PROPERTY COMMONLY KNOWN AS: 8802 DOLCETTO GROVE, BRENTWOOD, TN 37027

I, Tim Sexton, do hereby make oath that I am a licensed 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 PA

County of Allegeny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2015

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).