THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122545**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2014. Notary Public My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20140095071 DEEDWARR
Recvd: 12/19/14 09:12 2 pgs
Fees:13.00 Taxes:629.00
20141219-0116191

WARRANTY DEED

Address New Owner: Shashi Agarwal 9130 Concord Hunt Circle Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181110C04600CO

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, **Jayme Alan Rosenberger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shashi Agarwal**, ("Grantee"), her 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 294 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jayme Alan Rosenberger, an unmarried man by Deed from Centex Homes, a Nevada General Partnership, recorded on the 31st day of March, 2008 in Instrument No. 20080331-0031989, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 5, as recorded in Instrument No. 20060912-0112742 and in Exhibit A of Instrument No. 20080318-0027346 and Instrument No. 20060627-0076525.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20050922-0114218, 20060328-0035297, 20060501-0049958, 20060731-0092350, 20061228-0160255, 20070130-0012170, 20071129-0138690, 20071213-0143550 and 20080318-0027346.

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

Easement for Public Utility and Drainage, recorded in Instrument No. 20051219-0151953.

Easement for Temporary Signage, recorded in Instrument No. 20050415-0042178, terminated at Instrument No. 20060531-0064102.

Reciprocal Easement Agreement recorded at Instrument No. 20050415-0042176. Charter of Homeowners Association recorded at Instrument No. 20081219-0121383.

Stormwater Detention Agreement recorded at Instrument Nos. 20050505-0050659 and 20051219-0151949.

Easement for Sanitary Sewer/Storm Drainage recorded at Instrument No. 20071023-0125249.

Maintenance Agreement recorded at Instrument No. 20070509-0055790. Agreements recorded at Instrument Nos. 20070423-0047758 and 20070423-0047760.

This is improved property located at 8309 Rossi Rd, 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 December, 2014.

Jayme Alan Rosenberger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jayme Alan Rosenberger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018