WARRANTY DEED

File #14015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20140095375 DEEDWARR
Recvd: 12/19/14 16:00 2 pgs
Fees:13.00 Taxes:651.20
20141219-0116574

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberto J. Jakowczuk	New Owner	-181-14-0-A-211.00CO
(NAME)	(NAME)	
8725 Ambonnay Dr		
(ADDRESS)	(ADDRESS)	
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, I, **Joshua Hall, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alberto J. Jakowczuk and Olga Jakowczuk, husband and wife,** 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 119 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 Joshua Hall, an unmarried man by deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20071203-0139612, Register's Office for Davidson County, Tennessee, dated November 28, 2007 and recorded on December 03, 2007.

Melanie Hall, wife of Joshua Hall, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Instrument 20060317-0031088; Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place, with By-Laws appended thereto, of record in Instrument Number 20050922-0114218, as amended and/or supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, as corrected in Instrument No. 20071213-0143550 and further amended in Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346; all matters shown 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; Utility and Drainage Easement in Instrument 20051219-0151953; Reciprocal Easement Agreement in Instrument 20050415-0042176; Quitclaim Deed for common areas in Instrument 20071017-0123089; Stormwater Detention Agreements in Instrument 20050505-0050659 and Instrument 20051219-0151949, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8725 Ambonnay Dr, 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 19th day of December, 2014.

Joshua Hall

Melanie Hall

STATE OF Tennessee

COUNTY OF Davidson

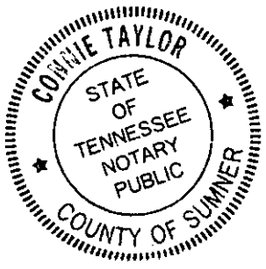
I, Connie Taylor, a Notary Public of the County and State first above written, do hereby certify thatJoshua Hall and Melanie Hall, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein contained.

Witness my hand and official seal, this the 19th day of December, 2014.

Notary Public

My Commission Expires: 9/21/2016

(SEAL)



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206