Davidson County	DEEDWARR
Recvd: 12/26/14 09:14	3 pgs
Fees:18.00 Taxes:660.45	
20141226-0117771	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/13/15

(AFFIX SEAL)

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Roaten	New Owner	181110C05000CO
(NAME)	(NAME)	
8317 Rossi Road Unit 298		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wendy Anderson, an unmarried woman** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard Roaten,** Single , hereinafter called the GRANTEE (S), their heirs and/or 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 298, on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place II, Phase I, Carter Property), established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument 200509220114218, and amended by Instrument of Correction, Fourth Supplemental Declaration of record in Instrument 200803180027346, and shown on Exhibit "A" thereof, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Wendy Anderson, an unmarried woman by Warranty Deed dated 11/25/2008 from Centex Homes, a Nevada General Partnership of record in Instrument 200812030117210, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Instrument 200711200136050, said Register's Office.
Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument 200509220114218, as amended of record in Instrument 200803180027346, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200512190151949, said Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200705090055790, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Instrument 200710230125249, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200510310130768, said Register's

Office.
Articles of Amendment to the Charter of record in Instrument 200812190121383, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8317 Rossi Road, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22nd day of December, 2014.

Wendy Anderson

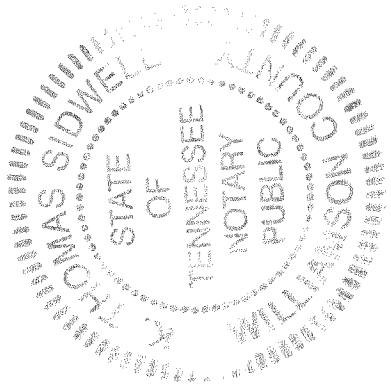
State of Tennessee
County of Williamson

Personally appeared before me Wendy Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2014.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



True Copy Certification

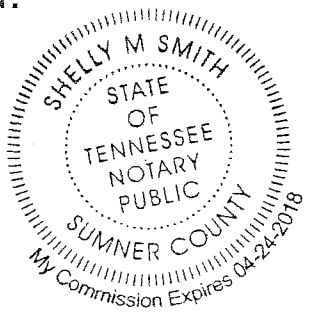
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith