THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15023208

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

BILL GARRETT, Davidson County
Trans:T20150022683 DEEDWARR
Recvd: 03/27/15 15:35 2 pgs
Fees:13.00 Taxes:612.35
20150327-0026768

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cameron Hunt, Joseph Harwell and Chad Troup 1907 21st Avenue South Nashville, TN 37212	New Owner	Tax Parcel ID No. 181140A06600CO

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, **Nathan T. Daniel and Rebecca Daniel, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Ray Hunt, a married man, and Joseph Wheeler Harwell, a married man, and Chad Stuart Troup, a married man, as joint tenants with rights of survivorship** ("Grantees"), their 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 66 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Nathan T. Daniel and wife, Rebecca Daniel by Deed from Centex Homes, a Nevada General Partnership, recorded on the 19th day of October, 2006 in Instrument No. 20061019-0129927, 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 2, attached as Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements recorded in Instrument No. 20060328-0035297.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-

0114218, supplemented at Instrument Nos. 20060328-0035297 and 20060501-0049958, amended at Instrument No. 20061228-0160255.
Dedication of common area to Villas at Concord Place Homeowners Association, Inc. of record in Instrument No. 20051031-0130768, said Register's Office.

Temporary Signage Easement of record in Instrument No. 20050415-0042178, said Register's Office.

Reciprocal Easement Agreement of record in Instrument No. 20050415-0042178, said Register's Office.

Easements to the United States of America of record in Book 4424, Page 967, said Register's Office.

Tennessee Valley Authority Transmission Line Easement of record in Book 4424, Page 967, said Register's Office.

Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument No. 20051219-0151953, said Register's Office.

Subject to Tennessee Valley Authority Right-of-Way.

This is improved property located at 8243 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 25th day of March, 2015.

Nathan T. Daniel by Kate Rosenthal, Attorney-in-Fact

Rebecca Daniel by Kate Rosenthal, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Nathan T. Daniel and Rebecca Daniel, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of March, 2015.

J Anderson
Notary Public

My Commission Expires: 9/10/18

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