WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034955 DEEDWARR
Recvd: 05/06/15 11:24 2 pgs
Fees:13.00 Taxes:721.13
20150506-0041356

R-CL-15-8342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew C. Lewis	New Owner	
(NAME)	(NAME)	**151-11-0C-014.00**
8342 Rossi Road		**CO**
(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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CANDICE BALDWIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW C. LEWIS,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 262 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 Candice M. Marshall, unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 26th day of May, 2010 in Instrument No. 20100526-0040400, in the Register's Office of Davidson County, Tennessee.

The said Candice M. Marshall having since married and now being known as Candice Baldwin.

Jeremy Baldwin, spouse of Candice Baldwin, joins herein to convey any interest he may have in the above-described property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of PHASE 5, THE VILLAS AT CONCORD PLACE, as recorded in Instrument Nos. 20060627-0076525, 20060912-0112742 and 20071120-0136050, said Register's Office.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place recorded in Instrument Nos. 20050922-0114218, 20060731-0092350, 20061228-0160255, 20071129-0138690, 20080226-0018882 and correction recorded at Instrument No. 20080318-0027346, said Register's Office.
- Charter of The Villas at Concord Place Homeowners Association, Inc. recorded at Instrument No. 20081219-0121383, said Register's Office.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050505-0050659, said Register's Office.
- Conveyance of common area recorded at Instrument No. 20051031-0130768, said Register's Office.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance recorded at Instrument No. 20071023-0125249, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8342 Rossi Road, Brentwood, Tennessee 37027**.

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 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 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/our hand(s) this the 1st DAY OF MAY, 2015.

Candice Baldwin

Jeremy Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDICE BALDWIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY BALDWIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212