THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15064564** BILL GARRETT, Davidson County Trans:T20150058378 DEEDWARR Recvd: 07/17/15 13:15 2 pgs Fees:13.00 Taxes:693.75 20150717-0070101	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,500.00. Danielle E Morio Affiant Subscribed and sworn to before me, this 8th day of July, 2015. Notary Public My Commission Expires: JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 18, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle E Morio 8502 Calistoga Way Brentwood TN 37027	Highlands Residential Mtg. 12001 N. Central Expressway Ste. 750 Dallas, TX 75243	Tax Parcel ID No. 181-14-0A-151.00-CO

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, **Sarah A. Fyhr and husband, Richard Keith Fyhr** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Danielle E. Morio, a single woman**, ("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 No. 205 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20060731-0092350, said Register's Office.

Being the same property conveyed to Sarah A. Fyhr and husband, Richard Keith Fyhr by Quitclaim deed from Sarah A. DeWolf, now known as Sarah A. Fyhr of record in Instrument No. 20080731-0078501 Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on July 31, 2008.

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.

Taxes for the year 2015 a lien, not yet due and payable.

All matters shown on the Plan attached to Exhibit A-1 to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20060731-0092350, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 2007013-00012170, Instrument No. 20071129-0138690, corrected in Instrument No. 20071213-0143550, further amended in Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County,

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M151533

Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of The Villa's at Concord Place Homeowner's Association, Inc. of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

Deed Conveying the Common Area to The Villa's at Concord Place Homeowner's Association, Inc. of record in Instrument Number 20071017-0123091, in the Register's Office for Davidson County, Tennessee.

Utility Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20050505-0050659 and Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8502 Calistoga Way Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 8th day of July, 2015.

Sarah A. Fyhr

Richard Keith Fyhr

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah A. Fyhr and Richard Keith Fyhr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018