Davidson County DEEDWARR
Recvd: 09/28/15 15:49 3 pgs
Fees:18.00 Taxes:691.90
20150928-0098483

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2015.

Notary Public

My commission expires: 10/18/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yuki Nick Nishimura and Sophia R. Agtarap	New Owner	Map\Parcel: 181-14-0A-214.00-CO
8734 Ambonnay Drive		
Nashville, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kimberly A. Taylor, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yuki Nick Nishimura and Sophia R. Agtarap husband and wife, as tenants by the entirety

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 122 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 Kimberly A. Taylor, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20071220-0146040 Register's Office for Davidson County, Tennessee, dated December 17, 2007 and recorded on December 20, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to 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. 20070130-0012170, Instrument No. 20071213-0143550 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee. Charter for Villas at Concord Place HOA of record in Instrument No. 20081219-0121383, 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. Storm water detention agreement of record in Instrument Number 20050505-0050659, in the Register's Office for Davidson County, Tennessee. Utility & drainage easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee. Water quality pond of record in Instrument Number 20071023-0125249, in the Register's

Office for Davidson County, Tennessee. Maintenance agreement of record in Instrument Number 20050505-0050659, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Instrument Number 20051031-0130768 and Instrument No. 20071017-0123089, 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. Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8734 Ambonnay Drive Nashville, TN 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 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/our hand(s) this 28th day of September, 2015.

Kimberly A. Taylor

Kimberly A. Taylor

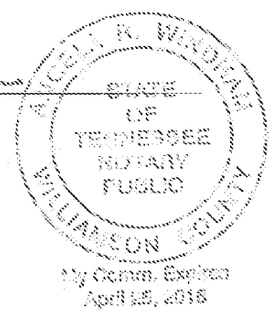
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Kimberly A. Taylor the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2015.

Notary Public

My Commission Expires: 4-25-2016



File #: **7015237**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

True Copy Certification

I, J. ANDREW WILEY, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, AMY TIDWELL [Name of Notary], a notary public for this county and state, J. ANDREW WILEY [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 10/18/16

{Notary' Seal}