27690-5 Box # 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084138 DEEDWARR
Recvd: 10/02/15 13:04 2 pgs
Fees:13.00 Taxes:684.50
20151002-0100566

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren C. Hartstern	Fifth Third Mortgage Company	**181140 A 10300CO**
5510 Country Drive #63	PO Box 630170	
Nashville, TN 37211	Cincinnati, OH 45263	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Marvin J. Watrobski, an unmarried man

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

Lauren C. Hartstern, unmarried and Stephen C. Hartstern, married

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 No. 248, 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, a Planned Unit Development, of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Marvin J. Watrobski, an unmarried man, by Warranty Deed dated June 29, 2009, from Elaine B. Barnes, a single person, of record in Instrument No. 20090701-0061575, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Marvin J. Watrobski, pursuant to a Power of Attorney executed by same on the 17th day of September, 2015, of record in Instrument No 20151002-0100565 **, Register's Office for Davidson County, Tennessee.**

This conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record as set out in Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective covenants, conditions and restrictions and easement for the Villas at Concord Place of record in Instrument No. 20060328-0035297, said Register's Office for Williamson County, Tennessee, and is subject to all matters as set forth therein.**

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

3) **Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.**

4) **Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.**

5) **All matters shown on the Plans of record in Instrument No. 20051230-0156533, Register's Office for Davidson County, Tennessee.**

6) **Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20060531-0064103, Register's Office for Davidson County, Tennessee.**

7) **Storm Water Detention Agreements of record in Instrument No. 20050505-0050659, Register's Office for Davidson County, Tennessee.**

8) **Conveyance of Common Area to The Villas at Concord Place Homeowners Association, Inc. of record in Instrument No. 20051031-0130768, Register's Office for Davidson County, Tennessee.**

9) **Declaration of Protective Covenants, Conditions and Restrictions and Easements of The Villas at Concord Place, of record in Instrument No. 20050922-0114218 and amended in Instrument No. 20060328-0035297, and in Instrument No. 20060501-004995, Register's Office for Davidson County, Tennessee.**

10) **Amended Charter of The Villas at Concord Place Homeowners Association, Inc., of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee.**

11) **Taxes 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.**

This is improved property, known as **8200 Rossi Road, Brentwood, 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 **30th** day of **September, 2015.**

Marvin J. Watrobski by Danny Coons
Attorney-in-Fact

Marvin J. Watrobski by Danny Coons, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Danny Coons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Marvin J. Watrobski** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Marvin J. Watrobski** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Marvin J. Watrobski,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30**th** day of **September, 2015.**

My Commission expires: _____

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017