BILL GARRETT, Davidson County
Trans: T20150086998 DEEDWARR
Recvd: 10/13/15 10:12 2 pgs
Fees: 13.00 Taxes: 712.25
20151013-0103946

15-2001TN
Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of October, 2015.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ashley Fox 8408 Charbay Circle Brentwood, TN 37027	SAME AS NEW OWNER.	-181140A12800CO

WARRANTY DEED

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 ACKNOWLEDGED, WE, Debbie Pascarella, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Fox 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:

Property known as 8408 Charbay Circle Brentwood, TN 37027, County of Davidson

Land in Davidson County, Tennessee, being Unit 182 on the plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, 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 Debbie Pascarella, an unmarried woman, by deed from Centex Homes dated 8/7/2007, recorded 8/8/2007 filed of record in Instrument No. 20070808-0094731, said Register's Office.

Being the same property conveyed to Ashley Fox by deed from Debbie Pascarella, dated _____, recorded _____ and filed of record in Instrument No. _____, said Register's Office.

Tax Map and Parcel ID is as follows 181140A12800CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 8408 Charbay Circle, 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, their heirs and assigns forever; and we do covenant with 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 unemcumbered, 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 hand this 9th day of October, 2015.

Debbie Pascarella

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2015, before me personally appeared Debbie Pascarella, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of October, 2015.

Notary Public

Commission Expiration: 5/8/18

