WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090416 DEEDWARR
Recvd: 10/23/15 10:23 2 pgs
Fees:13.00 Taxes:683.02
20151023-0107992

R-VRES-15-8215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
Wendy Porter	**SWBC Mortgage Corp**	
(NAME) **8215 Rossi Road**	(NAME) **9311 San Pedro Ave., Ste. 100**	**181-14-0A-052.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **San Antonio, TX 78216**	
(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 **LINDSEY POOLE DOUGLASS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WENDY PORTER, AN UNMARRIED WOMAN,** 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 52 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 of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lindsey Poole, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061019-0129822 Register's Office for Davidson County, Tennessee, dated October 13, 2006 and recorded on October 19, 2006. Lindsey Poole having since married and now being known as Lindsey Poole Douglass.

The above-described property has never been the marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan attached as Exhibit A-1 to the First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, as supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, amended in Instrument No. 20061228-0160255, Instrument No. 20060731-0092350, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, affidavit in Instrument No. 20071213-0143550 and Instrument No. 20080318-0027346 and Instrument No. 20080226-0018882, Register's Office for Davidson County, Tennessee.
- Chapter of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument Number 20051031-0130768 and Instrument No. 20071017-0123090, in the Register's Office for Davidson County, Tennessee.
- Temporary Signage Easement and Reciprocal Easement Agreement of record in Instrument Number 20050415-0042178, in the Register's Office for Davidson County, Tennessee.
- Easements to United States of America and 200 foot TVA Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050505-0050659, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8215 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 21st DAY OF OCTOBER, 2015.

Lindsey Poole Douglass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY POOLE DOUGLASS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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