Davidson County DEEDWARR
Recvd: 12/09/15 09:07 2 pgs
Fees:13.00 Taxes:728.90
20151209-0123763

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of December, 2015 by and between Lauren Risko an unmarried woman, hereinafter referred to as GRANTOR, and Tara M. McCray, an unmarried woman, and Sean Vinett, an unmarried man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 101 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 Restirctions 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 descriptions thereof.

Being the same property conveyed to Lauren Risko, an unmarried woman, by Deed from Centex Homes, dated Feburary 27, 2008, recorded March 5, 2008, of record in Instrument No. 20080305-0021994, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 8810 Dolcetto Grove, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lauren Risko by Susan E. Cann her attorney in fact

Lauren Risko by Susan E. Cann her attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of December, 2015 before me personally appeared Susan E. Cann, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lauren Risko, and acknowledged that he/she executed the same as the free act and deed of said Lauren Risko.

Witness my hand, at office, this 7th day of December, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

STATE OF TENNESSEE NOTARY PUBLIC

Name and Address of Property Owner:
Tara M. McCray and Sean Vinett
8810 Dolcetto Grove,
Brentwood, TN 37027

Send Tax Statements to:

New owner

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

Map & Parcel: 181-14-O-A-193.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $197,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of December, 2015.

Notary Public

My Commission Expires: 4-24-18

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-325