THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Chris Chu
8354 Rossi Road
Brentwood, TN 37027

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Rd., Ste. 300A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150105109 DEEDWARR
Recvd: 12/14/15 09:34 2 pgs
Fees:13.00 Taxes:721.50
20151214-0125163

WARRANTY DEED

(Map 181 11 OC, Parcel 8.00) CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DANA SMITH, F/K/A DANA M. DEMET, and husband, JEREMY SMITH,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CHRIS CHU, a single woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Unit 256, on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place II, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dana M. Demet, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated December 3, 2010, of record in Instrument No. 20101207-0097354, in the Register's Office of Davidson County, Tennessee.

Dana M. Dement having since married is now known as Dana Smith. Jeremy Smith, spouse of Dana Smith, joins in this conveyance to convey any and all interest he may have in the subject property by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters shown on the Plan of Final Plat Concord Place II, Phase I, Carter Property of record in Instrument No. 20071120-0136050, Register's Office for Davidson County, Tennessee; to restrictive covenants of record in Instrument No. 20050922-0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20061228-0160255, Instrument No. 20070130-012170, Instrument No. 20071129-0138690, Instrument No. 20071213-0143550, Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, all in the Register's Office for Davidson County, Tennessee; to the Charter of Villas at Concord Place Homeowners Association, Inc. of record in Instrument No. 20081219-0121383, said Register's Office; to Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances in Instrument No. 20071023-0125249, said Register's Office; to the Maintenance Agreement in Instrument No. 20070509-0055790, said Register's Office; to Water Quality Pond serving the subject property as shown on the Plan in Instrument No. 20070125-0010032, said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 8354 Rossi Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 10th day of December, 2015.

DANA SMITH
(f/k/a Dana M. Demet)

JEREMY SMITH

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Smith, f/k/a Dana M. Demet, and Jeremy Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2015.

Notary Public

My Commission Expires: **SEPTEMBER 25, 2019**

(SEAL)

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of December, 2015.

Notary Public

My commission expires: **SEPTEMBER 25, 2019**
File No. 20150691

Bonnie L Wigley State of Tennessee Notary Public Rutherford County