(2)

WARRANTY DEED

RETURN TO
Stewart Title Company
First Avenue South, Suite 300
lin, TN 37064
01288-29706

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Van Stan	NEW OWNER	181 14 0A 186.00
(NAME)	(NAME)	
8824 Dolcetto Grove		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160013508 DEEDWARR
Recvd: 02/18/16 12:11 2 pgs
Fees:13.00 Taxes:734.45
20160218-0015473

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy E. Pinto FKA Amy E. Mitchell, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Van Stan, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 94, as shown on the plan of The Villas at Concord Place, Phase 4, a Horizontal Property Regime with Private Elements, filed as Exhibit A-1 to and established by the Declaration of record in Instrument 200509220114218 as amended in Instruments 200612280160255 and 200701300012170, , Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Amy E. Mitchell, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership dated 12/10/2007, recorded 12/13/2007 of record in Instrument No. 20071213-0143533, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 20070125-0010032, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20050922-0114218, Amendment Declaration recorded of record in Instrument No. 20061228-0160255 and Third Supplemental Declaration recorded of record in Instrument No. 20070130-0012170, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement recorded of record in Book 4424, Page 967, in the Register's

Office for Davidson County, Tennessee.
Reciprocal Easement Agreement recorded of record in Instrument No. 20050415-0042176, in the Register's Office for Davidson County, Tennessee.
Easement contained in Stormwater Detention Agreement recorded of record in Instrument No. 20051219-0151949, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Public Utility and Drainage recorded of record in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed recorded of record in Instrument No. 20051031-0130768 and recorded of record in Instrument No. 20071017-0123089, in the Register's Office for Davidson County, Tennessee.
Boundary Plat Map recorded of record in Instrument No. 20060317-0031088, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Instrument No. 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8824 Dolcetto Grove, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 12th day of February, 2016.

Amy E. Pinto by Susan Sanders Attorney in Fact

Amy E. Pinto by Susan Sanders, Attorney in Fact

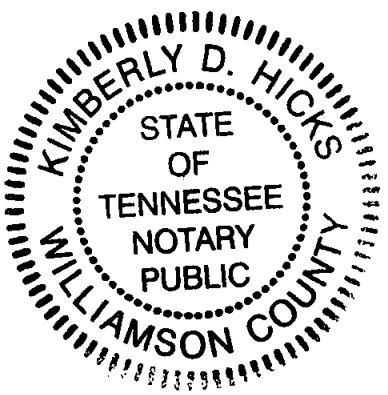
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Sanders, with whom I am personally acquainted and who proved herself to be the attorney in fact Amy E. Pinto and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2016.

Kimberly D. Hicks

Notary Public
My Commission Expires: 3-25-18



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Brentwood, TN 37027