WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025451 DEEDWARR
Recvd: 03/30/16 08:58 2 pgs
Fees: 13.00 Taxes: 719.65

20160330-0029756

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: August 14, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Veron	Ryan Veron	181-14-OA-216.00
(NAME)	(NAME)	
8730 Ambonnay Drive, Townhome 124	4404 Fairwood Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 27204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jordan B. Donegan** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ryan Veron**, hereinafter called the GRANTEE(S), his 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. 124, as shown on the plan of The Villas at Concord Place, Phase 4, a Horizontal Property Regime, filed as Exhibit A-1 to to the Third Supplemental Declaration of record in Instrument 200701300012170 amending the Declaration in Instrument 200509220114218 and as further amended in Instrument 200612280160255, 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 Jordan Donegan, single man by Warranty Deed from Melina Jane Smith, an unmarried woman, dated June 26, 2013, recorded July 3, 2013 of record in Instrument No. 20130703-0069044, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Instrument No. 20070125-0010032; Covenants, conditions, easements and restrictions of record in Instrument No. 20050922-0114218, as amended of record in Instrument No. 20061228-0160255 and Instrument No. 20070130-0012170; Grant of Transmission Line Easement of record in Book 4424, Page 967; Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176; Stormwater Detention Agreement of record in Instrument No. 20051219-0151949; Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20051219-0151953; Quitclaim Deeds to the Homeowners Association of record in Instrument No. 20051031-0130768 and Instrument No. 20071017-0123089; Articles of Amendment to the Charter 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 8730 Ambonnay Drive, Townhome 124, 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 28th day of March, 2016.

Jordan B. Donegan

State of Tennessee
County of Wilson

Personally appeared before me Jordan B. Donegan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2016

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122