Davidson County DEEDWARR
Recvd: 05/25/16 13:44 3 pgs
Fees:18.00 Taxes:752.95
20160525-0052646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $203,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2016.

Notary Public

My commission expires: 2-22-2020

(Notary Stamp)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric Bauder	**Franklin American Mortgage Company**	**Map/Parcel: 181-14-0-A-245.00**
8628 Altesse Way	**6100 Tower Circle, Suite 600**	
Brentwood, TN 37027	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kimberly R. Law, now known as Kimberly Law Worley, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Bauder, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 162 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 Restrictions 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 description thereof.

Being the same property conveyed to Kimberly R. Law, an unmarried woman, by Warranty Deed, from Centex Homes, a Nevada General Partnership, dated August 3, 2007, of record in Instrument No. 20070807-0094149, Register's Office for Davidson County, Tennessee. Kimberly R. Law having since married and is now known as Kimberly Law Worley.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20060912-0112742, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20050922-0114218 and amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071213-0143550, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for DAVIDSON County, Tennessee.
Utility and Drainage Easement of record in Instrument No. 20051219-0151953, Register's Office for DAVIDSON County, Tennessee.
Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for DAVIDSON County, Tennessee.

Deed to Homeowners Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123091 and Instrument No. 20071017-0123089, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20081219-0121383, Register's Office for DAVIDSON County, Tennessee.
Water Quality Pond of record in Instrument No. 20051219-0151953, Register's Office for DAVIDSON County, Tennessee.
Maintenance Agreement of record in Instrument No. 20050505-0050659 and Instrument No. 20071023-0125249, Register's Office for DAVIDSON County, Tennessee.
All matters of record of Instrument No. 200600317-0031088, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument No. 20050922-0114218, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8628 Altesse Way, Brentwood, TN 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 GRANTEES 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 GRANTEES, 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 23rd day of May, 2016.

Kimberly Law Worley
By: Russell J. McCann, Attorney-in-Fact

*Jeremy Worley, spouse of Kimberly Law Worley, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Jeremy Worley
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Kimberly Law Worley and husband, Jeremy Worley, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Kimberly Law Worley and husband Jeremy Worley and is authorized by Kimberly Law Worley and husband, Jeremy Worley to execute this instrument on his/her behalf.

Witness my hand, at office, this 23rd day of May, 2016.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

File #: **160282JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

