THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16047345**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $204,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2016. Notary Public My Commission Expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160049227 DEEDWARR
Recvd: 06/10/16 09:36 2 pgs
Fees:13.00 Taxes:754.80
20160610-0058853

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle N. White 8822 Dolcetto Grove Brentwood TN 37027-8389	← Same	Tax Parcel ID No. 181-14-0A-187.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen S. Barry, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle N. White, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 95 of The Villas at Concord Place, Phase 4, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Villas at Concord Place of record in Instrument Number 20070130-0012170, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit "A-1" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Stephen S. Barry, an unmarried man by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20071231-0148813 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 31, 2007.

Grantor warrants he has never lived in the property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060317-0031088, Register's Office of Davidson County, Tennessee.

All matters shown on the Plan on Exhibit A-1 to the Third Supplemental 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218,amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 2007013-00012170, Instrument No. 20071129-0138690, as corrected in Instrument No. 20071213-0143550 and further amended in Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Utility and Drainage Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas of record in Instrument Number 20071017-0123089, in the Register's Office for Davidson County, Tennessee.

Amendment to Charter for Villas at Concord Place HOA of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

Storm water Detention Agreements of record in Instrument Number 20050505-0050659 and Instrument No. 20051219-0151949, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8822 Dolcetto Grove Brentwood TN 37027-8389

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2016.

Stephen S. Barry

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen S. Barry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2016.

Notary Public
My Commission Expires: 02/26/17

