WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053504 DEEDWARR
Recvd: 06/23/16 10:15 2 pgs
Fees:13.00 Taxes:769.60

20160623-0064002

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-5-18

(AFFIX SEAL)

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
William Sayles		181110C02000
(NAME)	(NAME)	
8330 Rossi Road	← Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, we, **Adam Thomas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William Sayles and Margaret Sayles**, hereinafter called the GRANTEE(S), 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 268 on the Plan of the Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, 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, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adam Thomas, an unmarried man by Warranty Deed dated 11/17/2009 from Centex Homes, a Nevada General Partnership of record in Instrument 200911250108381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat in Instrument 200711200136050, Instrument 20080318-0027346; (2) Restrictions of record in Instrument 20070130012170; (3) Restrictions of record in Instrument 200803180027346; (4) Declaration of Protective Covenants, Conditions and Restrictions and Easements of record in Instrument 200509220114218, as amended of record in Instrument 200612280160255; (5) Fourth Supplemental Declaration (Annexing Part of Phase 5) to Declaration of Protective Covenants, Conditions and Restrictions and Easements of record in Instrument 200802260018882; (6) Special Warranty Deed of record in Instrument 200803180027348; (7) Easement of record in Instrument 20070125-0010032; (8) Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 200705090055790; (8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument 200710230125249; (9) Articles of Amendment to the Charter of record in Instrument 200812190121383, 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 8330 Rossi Road, 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), 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), 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 our hands this 6th day of June, 2016.

ATZ Adam Thomas
Adam Thomas

Bridgette Thomas by Adam Thomas, as her Attorney in Fact
Bridgette Thomas by Adam Thomas, as her Attorney in Fact

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 Adam Thomas the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of June, 2016.

Jill L. Swicegood
Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Rutherford

On this 6th day of June, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Adam Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Bridgette Thomas, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20160614-0066014, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 6th day of June, 2016.

Jill L. Swicegood
Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 01288-31638
SMG TN Warranty Deed