THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16078606

BILL GARRETT, Davidson County
Trans: T20160067363 DEEDWARR
Recvd: 08/04/16 12:44 2 pgs
Fees: 13.00 Taxes: 777.00

20160804-0080913

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2016.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bret D. Arnold 8336 Rossi Rd Brentwood TN 37027-8391	New Owner	Tax Parcel ID No. 181-11-0C-017.00-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, **Mark D. Fothergill and wife, Lisa Jill Fothergill,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bret D. Arnold, married,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 265, on the Plan of The Villas of Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1), as shown on Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description thereof.

Being the same property conveyed to Mark D. Fothergill and wife, Lisa Jill Fothergill by Quitclaim deed from Devin K. Fothergill, an unmarried woman of record in Instrument No. 20160714-0072175 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 14, 2016.

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 20071120-0136050, as corrected in Instrument No. 20080318-0027346, Register's Office of 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, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, Instrument No. 20071213-0143550, 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.

Charter of Homeowners Association of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

Common Area conveyed to Homeowners Association of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4425, Page 568, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee.

Water Quality Pond of record in Instrument Number 20070125-0010032, in the Register's Office for Davidson County, Tennessee.

Maintenance Agreement of record in Instrument Number 20070509-0055790, 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 8336 Rossi Rd Brentwood TN 37027-8391

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 August, 2016.

Mark D. Fothergill

Lisa Jill Fothergill

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF ~~WILLIAMSON~~ Pulaski) ss)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark D. Fothergill and Lisa Jill Fothergill, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Sue Poynter
Notary Public
My Commission Expires: 6/12/18

STATE AT LARGE, KY. NOTARY PUBLIC SUE POYNTER