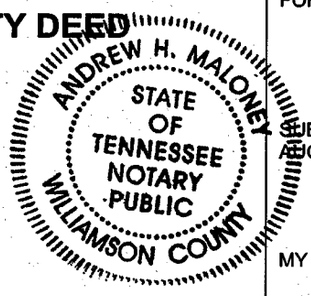
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/5/18

(AFFIX SEAL)

O-BR-16-8335-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/18/16 14:50 2 pgs
Fees:13.00 Taxes:802.90
20160818-0086522

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary M. Brainerd	NFM, Inc.	
(NAME)	(NAME)	
8335 Rossi Rd	505 Progress Drive, Ste 101	**181-11-0C-059.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8392	Linthicum, MD 21090	
(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 consideration, the receipt of which is hereby acknowledged, **DANIELLE A. SANFORD (F/K/A DANIELLE ANN BASSANO), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY M. BRAINERD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 307 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 Danielle Ann Bassano, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20091112-0104309 Register's Office for Davidson County, Tennessee, dated November 06, 2009 and recorded on November 12, 2009. The said Danielle Ann Bassano having since married and is now known as Danielle A. Sanford.

NOTE: JOSEPH A. SANFORD JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
• 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 Number 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 Number 20060328-0035297, Instrument Number 20060501-0049958, Instrument Number 20060731-0092350, Instrument Number 20061228-0160255, Instrument Number 20070130-0012170, Instrument Number 20071129-0138690, Instrument Number 20071213-0143550, Instrument Number 20080226-0018882, and Instrument Number 20080318-0027346, Register's Office for Davidson County, Tennessee;
• Charter of Homeowners Association of record in Instrument Number 20081219-0121383, in the Register's Office for DavidsonCounty, Tennessee;
• Common Area conveyed to Homeowners Association of record in Instrument Number 20051031-0130768, in the Register's Office for DavidsonCounty, Tennessee;
• Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, in the Register's Office for DavidsonCounty, 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 DavidsonCounty, Tennessee;
• Water Quality Pond of record in Instrument Number 20070125-0010032, in the Register's Office for DavidsonCounty, Tennessee;

- Maintenance Agreement of record in Instrument Number 20070509-0055790, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8335 Rossi Rd , Brentwood, Tennessee 37027-8392**.

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 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 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 the 11th DAY OF AUGUST, 2016.

Danielle A. Sanford

Joseph A. Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE A. SANFORD AND JOSEPH A. SANFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE