THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16088779**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Sarah Bennett Walker Affiant Subscribed and sworn to before me, this 23rd day of September, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160084206 DEEDWARR
Recvd: 09/26/16 10:45 2 pgs
Fees:13.00 Taxes:758.50
20160926-0101063

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 18, 2019

WARRANTY DEED

Address New Owner: Thomas J. Veron 8302 Oak Knoll Drive Brentwood TN 37027-8361	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181140A02100CO

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, **Sarah Bennett Walker and husband, James Andrew Rucker Walker** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas J. Veron, an unmarried man**, ("Grantees"), its 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 21, the Villas at Concord Place, Phase 1, as shown on the declaration of protective covenants, conditions, restrictions and easements of record in Instrument No. 20050922-0114218, in Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Sarah Bennett to Sarah Bennett Walker and husband, James Andrew Rucker Walker, as recorded on the 8th day of April, 2011 in Instrument No. 20110408-0027528 and Warranty Deed from Camille A. Malucci and husband Jason Malucci to Sarah Bennett, unmarried, as recorded on the 6th day of August, 2009 in Instrument No. 20090806-0074076, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20050922-0114218, 20060328-0035297, 20060501-0049958, 20060731-0092350, 20061228-0160255, 20070130-0012170, 20071213-0143550, 20071129-0138690 and 20080226-0018882.

Charter of Homeowners Association, recorded at Instrument No. 20081219-0121383.

Easement for Transmission Line, recorded in Book 4424, Page 967.

Easement for Public Utility and Drainage, recorded at Instrument No. 20051219-0151953.

Easement for Temporary Signage, recorded at Instrument No. 20050415-0042178, terminated at Instrument No. 20060531-0064102.

Stormwater Detention Agreement, recorded at Instrument No. 20050505-0050659.

Reciprocal Easement Agreement, recorded at Instrument No. 20050415-0042176.

This is improved property located at 8302 Oak Knoll Drive Brentwood, TN 37027-8361.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 23rd day of September, 2016.

Sarah Bennett Walker

James Andrew Rucker Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Bennett Walker and James Andrew Rucker Walker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019