Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20160088350 DEEDWARR
Recvd: 10/06/16 15:44 2 pgs
Fees:13.00 Taxes:684.50
20161006-0106057

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2016.

Notary Public

My commission expires: 1-24-17

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John R. Rath **Susan M. Rath**	**New Owner**	**Map\Parcel: 181-14-0-A-079.00**
8269 Rossi Road		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas J. Valetutti, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Rath and Susan M. Rath, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 79 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Thomas J. Valetutti, an unmarried man, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20061214-0154423, dated December 12, 2006, Register's Office for Davidson County, Tennessee. Thomas J. Valetutti having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20050922-0114218 and amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20071213-0143550, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882, Instrument No. 20080318-0027346, Instrument No. 20070130-0012170 and Instrument No. 20061228-0160255, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20081219-0121383, Register's Office for DAVIDSON County, Tennessee.
Water Quality Pond of record in Instrument No. 20051219-0151953, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123091, Instrument No. 20071017-0123089, Instrument No.20051031-0130768, Register's Office for DAVIDSON County, Tennessee.

Maintenance Agreement of record in Instrument No. 20050505-0050659 and Instrument No. 20070509-0055790, Register's Office for ~~WILLIAMSON~~ *DAVIDSON County, Tennessee.
Utility and Drainage Easement of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.
Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Instrument No. 20071023-0125249, Register's Office for Davidson County, Tennessee.
All matters of record in Instrument No. 20060912-0112742, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument No. 20050922-0114218, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8269 Rossi Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 30th day of September, 2016.

Thomas J. Valetutti

*Jennifer D. Barlow, spouse of Thomas J. Valetutti, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Jennifer D. Barlow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Thomas J. Valetutti and wife, Jennifer D. Barlow, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25/2019

File #: **160552JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027