WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100015 DEEDWARR
Recvd: 11/14/16 10:00 2 pgs
Fees:13.00 Taxes:1109.63
20161114-0119500

MST 2016-1499

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Prince, Jr.	New owner	181-11-0B-110.00-CO
(NAME)	(NAME)	
9144 Carissa Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Cheryl S. Anderson, n/k/a Cheryl Anderson Allen, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles D. Prince, Jr., an unmarried man,** 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 Lot No. 110 on the Plan of The Hills at Concord Place, Phase 4, (formerly known as Concord Place II, Phase 3) of record in Plat at Instrument No. 20080808-0082075, amended in Instrument No. 20090731-0071986, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cheryl S. Anderson, a single woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20110815-0062717 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on August 15, 2011.

Subject to: Taxes for the year 2016, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 20080808-0082075, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Hills at Concord Place with By-Laws of The Hills at Concord Place Homeowners Association, Inc. appended thereto, of record in Instrument Number 20050914-0110829 and amended in Instrument Number 20051027-0130022, Instrument Number 20060317-0030953, Instrument Number 20061228-0160254, Instrument Number 20071129-0138688, Instrument Number 20071226-0147287, Instrument Number 20080627-0066661, Instrument Number 20090528-0048902, Instrument Number 20090528-0048903 as supplemented in Instrument No. 20090731-0071986, 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. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070509-0055790, in the Register's Office for DavidsonCounty, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071023-0125249, in the Register's Office for DavidsonCounty, Tennessee. Water Quality Pont of record in Instrument Number 20070125-0010032, in the Register's Office for DavidsonCounty, Tennessee. Memorandum of Option of record in Instrument Number 20070423-0047758, in the Register's Office for DavidsonCounty, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 9144 Carissa Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 10 DAY OF November, 2016.

Cheryl Anderson Allen

William Dale Allen joins in this conveyance to convey any and all marital interest he may have in subject property.

William Dale Allen

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Anderson Allen and William Dale Allen, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of November, 2016.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

