Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105228 DEEDWARR
Recvd: 11/30/16 09:56 2 pgs
Fees:13.00 Taxes:773.30
20161130-0125519

G-FH-16-8613-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janet Maelyn Boggs	New Owner	
(NAME)	(NAME)	**181-14-0A-112.00-CO**
8613 Altesse Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8382		
(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, **PAULA WADE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANET MAELYN BOGGS, UNMARRIED,** 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. 146, together with the appurtenant interest in the common elements of The Villas at Concord Place, Phase 3, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20050922-0114218, Amended in Instrument No. 200630731-0092350 and Instrument No. 20061228-0160255, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-I to the aforementioned Declaration, by Amendment recorded as Instrument No. 20060731-0092350, said Register's Office.

Being the same property conveyed to Paula Perrone, unmarried by Warranty deed from Danielle L. Cameron, unmarried of record in Instrument No. 20140604-0048547 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 04, 2014.

Paula Perrone having since married and is now known as Paula Wade. The above referenced property has never been the principal martal residence for Paula Wade and spouse, David Wade.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Villas at Concord Place of record in Instrument Number 20050922-0114218, amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, corrected in Instrument No. 20071213-0143550, further amended in Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easement of record in Instrument Number 20051219-015153, in the Register's Office for DavidsonCounty, Tennessee.
- Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for DavidsonCounty, Tennessee.
- Deed of Common Area to HOA of record in Instrument Number 20051031-0130768, in the Register's Office for DavidsonCounty, Tennessee.
- Amendment to Charter of record in Instrument Number 20081219-0121383, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050505-0050659 and Instrument No. 20051219-0151949, in the Register's Office for DavidsonCounty, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Mill Creek Towne Centre of record in Instrument No. 20060531-0064103, Register's Office for Davidson County, Tennessee.

- All Matters appearing on the Plan of record in Instrument Number 20060912-0112742, in the Register's Office for DavidsonCounty, Tennessee.
- All matters appearing on the Plan of record in Instrument Number 20051230-156533, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Transmission Line of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.
- Easement for public utility and drainage of record in Instrument Number 20051219-0151953, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20111019-0081513 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8613 Altesse Way , Brentwood, Tennessee 37027-8382**.

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 29th DAY OF NOVEMBER, 2016.

Paula Wade

Paula Wade

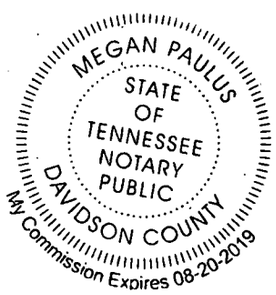
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA WADE, 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 29th of November, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212