BILL GARRETT, Davidson County
Trans:T20170004483 DEEDWARR
Recvd: 01/17/17 15:56 2 pgs
Fees:13.00 Taxes:810.30
20170117-0005056

Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2017.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew A. DeFelice	Regions Bank dba Regions Mortgage	181 14 0A 165.00
91 Governors Way	2050 Parkway Office Circle	
Brentwood, TN 37027	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAUN HEWITT, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW A. DEFELICE, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 219 as shown on the Plan of The Villas at Concord Place, Phase 3, which plan is attached as Exhibit A-1 to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, as of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shaun Hewitt, an unmarried man by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070129-0011454 Register's Office for Davidson County, Tennessee, dated January 25, 2007 and recorded on January 29, 2007.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 8525 Calistoga Way, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of January, 2017.

Shaun Hewitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shaun Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of January, 2017.

Notary Public

My Commission Expires: 7-2-18

