WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/17 14:52 3 pgs
Fees:18.00 Taxes:775.15
20170221-0017426

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Jaqueline Ponting
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/21/19

(AFFIX SEAL)

AMY GROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaqueline Ponting	Caliber Home Loans, Inc.	181-11-0C-030.00-CO
(NAME)	(NAME)	
8310 Rossi Road, 278	3701 Regent Blvd, Ste 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Irving, Tx 75063	
(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 considerations, the receipt of which is hereby acknowledged, we, **John Albert and wife, Andrea Albert**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jaqueline Ponting, an unmarried person**, hereinafter called the GRANTEE(S), 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 278 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, Covenants, conditions, easements and restrictions of record in Instrument No. 20050922-0114218, Fourth Supplemental Declaration(Annexing Phase 5) of record in Instrument No. 20071129-0138690, Correction Scrivener's Affidavit of record in Instrument No. 20071213-0143550, Fourth Supplemental Declaration(Annexing Part of Phase 5) of record in Instrument No. 20080226-0018882, Amendment Declaration of record in Instrument No. 20061228-0160255, and Covenants, conditions, easements and restrictions of record in Instrument No. 20050914-0110829, Owner's Certification for Declaration of Covenants, Conditions, and Restrictions for Centex at Concord of record in Instrument No. 20060317-0030953, Amendment Declaration of record in Instrument No. 20061228-0160254, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John Albert and wife, Andrea Albert by Deed from Centex Homes, a Nevada General Partnership, dated 11/21/2008 recorded 12/03/2008, of record in Instrument No. 20081203-0117241, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to:
Covenants, conditions, easements and restrictions of record in Instrument No. 20050922-0114218, Fourth Supplemental Declaration(Annexing Phase 5) of record in Instrument No. 20071129-0138690, Instrument Correction Fourth Supplemental Declaration(Annexing Phase 5) of record in Instrument No. 20080318-0027346, Correction Scrivener's Affidavit of record in Instrument No. 20071213-0143550, Fourth Supplemental Declaration(Annexing Part of Phase 5) of record in Instrument No. 20080226-0018882, Amendment Declaration of record in Instrument No. 20061228-0160255, in the

Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20050914-0110829, Owner's Certification for Declaration of Covenants, Conditions, and Restrictions for Centex at Concord of record in Instrument No. 20060317-0030953, Amendment Declaration of record in Instrument No. 20061228-0160254, in the Register's Office for Davidson County, Tennessee,
Grant of Transmission Line Easement of record in Book 4425, Page 568, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070509-0055790, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument No. 20071023-0125249, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20051219-0151949, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of record in Instrument No. 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8310 Rossi Road, 278, 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 GRANTEE(S), 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), 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 our hands this 21st day of February, 2017.

John Albert

Andrea Albert

State of Tennessee
County of Williamson

Personally appeared before me John Albert and Andrea Albert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of February, 2017.

Notary Public
My Commission Expires: 8/27/17

DONALD L. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-35859
SMG TN Warranty Deed

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY