WARRANTY DEED

Bill Garrett Davidson County
Batch# 2686 DEEDWARR
09/20/2017 02:12:25 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20170920-0096483

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

KAYLA R. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Emmanuel Trevino	Atlantic Bay Mortgage Group, LLC	Parcel ID:
8208 Rossi Rd.	5941 Lynnhaven Pkwy, Ste 200	181140A09900
Brentwood, TN 37027	Virginia Beach, VA 23452	

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 acknowledged, we

Rebecca Joy Lindley, an unmarried woman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Emmanuel Trevino and wife, Kayla N. Trevino

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 244, on the Plan of The Villas at Concord Place, Phase 2, as shown as 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 thereof.

Being the same property conveyed to Rebecca Joy Lindley, an unmarried woman, by deed from Centex Homes, a Nevada General Partnership, of record in Instrument 20060830-0107162, said Register's Office, dated August 22, 2006.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20050922-0114218; Instrument 20060328-0035297; Instrument 20060501-0049958; Instrument 20060731-0092350; Instrument 20061228-0160255; Instrument 20070130-0012170; Instrument 20071213-0143550; Instrument 20071129-0138690; Instrument 20080226-0018882; and Instrument 20080318-00027346, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20060328-0035297, said Register's Office; (3) Easements and Setback Lines as set out in Instrument 20060912-0112742, Register's Office for said County; (4) Utility and Drainage Easement of record in Instrument 20051219-0151953, said Register's Office; (5) Sewer Easement of record in Instrument 20071023-0125249, said Register's Office; (6) Maintenance Agreement of record in Instrument 20050505-0050659 and Instrument 20070509-0055790, said Register's Office; (7) Water Quality Pond in Instrument 20051219-0151953, said Register's Office; (8) Storm Water Detention Agreement in Instrument 20050505-0050659, said Register's Office; (9) Easement to Comcast of Nashville in Instrument 20170717-0071455, said Register's Office; (10) Reciprocal Easement Agreement of record in Instrument 20050415-0042176, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8208 Rossi Rd., 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, 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 hand this 15th day of September, 2017.

Rebecca Joy Lindley

Rebecca Joy Lindley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Joy Lindley, with whom I am personally acquainted (or proved 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 at Nashville, Tennessee, this 15th day of September, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.