Bill Garrett Davidson County
Batch# 7875 DEEDWARR
10/03/2017 02:53:55 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20171003-0101380

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 170813251**

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this28th day of September, 2017.

Notary Public
My Commission Expires: 4-24-18

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kai Elmer and Libby Elmer<br>8631 ALTESSE WAY<br>Brentwood TN 37027-8382 | New Owner | Tax Parcel ID No.<br>181-14-0A-238.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Penny Hollenbeck, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kai Elmer and Libby Elmer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 155 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, 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 Penny Hollenbeck, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 21st day of November, 2007 in Instrument No. 20071121-0136227, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 4, as recorded in Instrument No. 20060317-0031088.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050922-0114218, amended at Instrument No. 20061228-0160255 and Annexation of Phase 4 recorded at Instrument No. 20070130-0012170.

Charter of The Villas at Concord Place Homeowners Association recorded at Instrument No. 20081219-0121383.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20170717-0071455.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20050505-0050659 and 20051219-0151949.

Conveyance of common elements/open space recorded at Instrument No. 20071017-0123089.

This is improved property located at 8631 ALTESSE WAY Brentwood TN 37027-8382

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 28th day of September, 2017.

Penny Hollenbeck by Nathan Powers, her attorney in fact

Penny Hollenbeck
By: Nathan Powers, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Penny Hollenbeck, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of September, 2017.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018