Bill Garrett Davidson County
Batch# 11972 DEEDWARR
10/12/2017 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20171012-0104569

THIS INSTRUMENT PREPARED BY: AND RETURN TO:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Matthew A. DeFelice
8230 Rossi Road
Brentwood, TN 37027

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
181 14 0 A 088.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nicholas Brown, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew A. DeFelice and Amy Defelice, husband and wife,** 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 No. 233 on the plan of The Villas at Concord Place Phase 2, shown as Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for the Villas at Concord Place of Record in Instrument No. 200603280035297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas Brown, an unmarried man, by deed from David Donald Hall, married, dated July 12, 2013 of record in Instrument No. 201307180074623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200509220114218, supplemented in Instrument No. 200603280035297 and in Instrument No. 200605010049958, amended in Instrument No. 200612280160255; Charter of The Villas at Concord Place Homeowners' Association, Inc., in Instrument No. 200812190121383; Dedication of Common Area to Villas at Concord Place HOA in Instrument No. 200510310130768; Stormwater Detention Agreements in Instrument No 200505050050659 and in Instrument No. 200705090055790; Temporary Signage Easement and Reciprocal Easement Agreement in Instrument No. 200504150042178; Easement Conveyed to USA for Transmission lines in Book 4424, Page 967; Agreement for Dedication of Public Utility & Drainage Easement in Instrument No. 200512190151953; Sewer Easement in Instrument No. 200710230125249; easements, covenants conditions and all matters and notes as shown on the plan of record in Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **8230 Rossi Road 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 our hands this 10th day of October, 2017.

Nicholas Brown

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nicholas Brown, the bargainor(s) 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 this 10th day of October, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $236,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of October, 2017.

NOTARY PUBLIC

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

My Commission Expires: _____

True Copy Certification

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

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019