WARRANTY DEED

Bill Garrett Davidson County
Batch# 24613 DEEDWARR
11/09/2017 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $872.83
20171109-0115808

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

MARTHA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Duane L. Sheard	New Owner	181-14-A-108.00
(NAME)	(NAME)	
8605 Altesse Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bart Newton White, III, a single man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Duane L. Sheard,** hereinafter called the GRANTEE, 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. 142, on the Plan of The Villas at Concord Place, Phase 3, as established by the Declaration of the Covenants, Conditions, and Restrictions of record in Instrument No. 20050922-0114218, supplemental in Instrument No. 20050731-0092350, and as amended in Instrument No. 20061228-0160255, said Register's Office, and as shown on the plan as Exhibit "A-1" to the Second Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060731-0092350, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew T. Roberts, an unmarried man by deed from Centex Homes, a Nevada General Partnership, dated April 24, 2007, recorded April 26, 2007, of record in Instrument No. 20070426-0049769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 8605 Altesse Way, 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 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/our hands this 9th day of November, 2017.

Bart Newton White, III

State of Tennessee
County of Davidson

Personally appeared before me Bart Newton White, III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2017.

Notary Public Robert L. Scruggs
My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

File No.: 38372

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY