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

CRT File No. 171013801

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 27336 DEEDWARR
11/17/2017 11:00:14 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20171117-0118253

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob C. Auernheimer Nicole C. Campbell 8332 ROSSI RD Brentwood TN 37027-8391	New Owner	Tax Parcel ID No. 181110CO1900CO

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, **Jared T. Peters, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob C. Auernheimer and Nicole C. Campbell, husband and wife**, ("Grantees"), their 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 No. 267 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place II, Phase I) 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 to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jared T. Peters, unmarried by Warranty Deed from Blair Yarbrough, now known as Blair Moore, a married woman, recorded on the 21st day of November, 2014 in Instrument No. 20141121-0107292, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 5, THE VILLAS AT CONCORD PLACE, as recorded in Instrument Nos. 20060627-0076525, 20060912-0112742 AND 20071120-0136050.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050922-0114218, 20060731-0092350, 20061228-0160255, 20071129-0138690, 20080226-0018882 and 20080318-0027346.

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

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050505-0050659.

Conveyance of common area recorded at Instrument No. 20051031-0130768.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance as set forth in instrument recorded in Instrument No. 20071023-0125249.

This is improved property located at 8332 ROSSI RD Brentwood TN 37027-8391

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 16th day of November, 2017.

Jared T. Peters

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared T. Peters, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON