Bill Garrett Davidson County
Batch# 28741 DEEDWARR
11/21/2017 11:22:13 AM 2 pgs
Fees: $13.00 Taxes: $885.58
20171121-0119519

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,347.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES: 6/19/18
File No. G17-0031D

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erik Schall, unmarried (NAME)	Churchill Mortgage Corporation (NAME)	181-14-A-231 CO
8700 Ambonnay Drive (STREET ADDRESS)	7101 Old Hickory Blvd. Suite 400 (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Edward Audette and Lisa Audette, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik* Schall, unmarried,** 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: *W.

Land in Davidson County, Tennessee, being Unit No. 139 on the plan of VILLAS AT CONCORD PLACE, PHASE 4, as shown by Exhibit "A-1" to the Third Supplemental Declaration to the Declaration of Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Edward Audette and Lisa Audette, husband and wife from Kelly O. Bailey, fka Kelly O. Carter, married, by Deed dated August 31, 2015, as Instrument No. 20150903-0090042, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050922-0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 0071129-0138690 and Instrument No. 20080226-0018882, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee.
4. Reciprocal Easement Agreement as recorded in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee.

6. Public Utility and Drainage Easement as recorded in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreements as recorded in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.

8. Easement to the U.S.A. as recorded in Book 4424, page 967, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to Homeowner's Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123089, Instrument No. 20071017-0123090, Instrument No. 20071017-0123091, Instrument No. 20111024-0082502, Instrument No. 20111024-0082503, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 8700 Ambonnay Drive, 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. Whenever 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 hand(s) this 17th day of November, 2017.

Edward Audette — November 17, 2017 Date

Lisa Audette
By: Edward Audette, Attorney-In-Fact — November 17, 2017 Date

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 Edward Audette, the bargainor, 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 17th day of November, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Edward Audette, Attorney-In-Fact for Lisa Audette, 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 of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066