WARRANTY DEED

Bill Garrett Davidson County
Batch# 33312 DEEDWARR
12/05/2017 11:17:50 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171205-0123921

B-KW-17-8814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christy Dukes	new owner	
(NAME)	(NAME)	**181-14-0A-191.00-CO**
8814 Dolcetto Grove		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE NUTT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTY DUKES, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of The Villas at Concord Place, Phase 4, as shown on Exhibit A-1 to the Third Supplemental 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, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michelle Schutte, an unmarried woman by Warranty deed from Jason Jenkins, unmarried of record in Instrument No. 20110627-0048975 Register's Office for Davidson County, Tennessee, dated May 17, 2011 and recorded on June 27, 2011. Michelle Schutte, having since married is now known as Michelle Nutt. Her spouse, James Nutt joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060317-0031088, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan on Exhibit A-1 to the Third Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20070130-0012170, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218,amended in Instrument 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, as corrected in Instrument No. 20071213-0143550 and further amended in Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas of record in Instrument Number 20071017-0123089, in the Register's Office for Davidson County, Tennessee.
- Amendment to Charter for Villas at Concord Place HOA of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Number 20050505-0050659 and Instrument No. 20051219-0151949, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8814 Dolcetto Grove, Brentwood, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF NOVEMBER, 2017.

Michelle Nutt

Michelle Nutt

James Nutt by Nutt, Attorney in fact

James Nutt by Michelle Nutt, Attorney in Fact

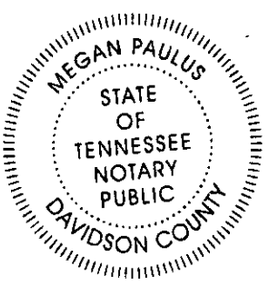
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE NUTT, the within named 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 the 30th of November, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



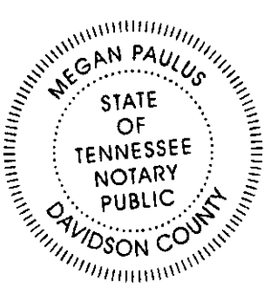
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE NUTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES NUTT, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES NUTT.

Witness my hand and official seal, this the 30th of November, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212