WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 34014 DEEDWARR
12/06/2017 09:58:14 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20171206-0124345

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarata Kabre	New Owner	181-14-0-A-184.00-CO
(NAME)	(NAME)	
8817 Dolcetto Grove		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8390		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Andrew T. Clement and Brittany G. Clement, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarata Kabre, 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:

Land in Davidson County, Tennessee, being Unit 92 on the Plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to 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 for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Andrew T. Clement and Brittany G. Clement, husband and wife by Warranty deed from Jacob Van Horne, a married man of record in Instrument No. 20131127-0121883 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 27, 2013. (Value of consideration shown in aforementioned deed $168,000.00.) Being also known as 8817 Dolcetto Grove Brentwood, Tennessee 370278390.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of The Villas at Concord Place, Phase 4 of record as Instrument No. 20060317-0031088, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place with By-Laws of The Villas at Concord Place Homeowners Association, Inc., appended thereto, of record in Instrument Number 20050922-0114218, amended in Instrument 20060328-0035297, Instrument 20060501-0049958, Instrument 20060731-0092350, Instrument 20061228-0160255, Instrument 20070130-0012170, Instrument 20071129-0138690, as corrected in Instrument 20071213-0143550 and further amended in Instrument 20080226-0018882 and Instrument 20080318-0027346, Register's Office for Davidson County, Tennessee, but omitting any

covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Amendment to Charter for Villas at Concord Place HOA in Instrument 20081219-0121383, Register's Office for 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. Use Restrictions of record as Exhibit D of record in Instrument Number 20050922-0114218, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20050505-0050659, Instrument No. 20051114-0136937 and Instrument No. 20051219-0151949, 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. Easement to the USA of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee. Public Utility and Drainage Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of Common Area of record in Instrument Number 20051031-0130768 and Instrument No. 20071017-0123089, in the Register's Office for Davidson County, Tennessee.

This property, known as 8817 Dolcetto Grove, Brentwood, TN 37027-8390
(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 hand(s) this 30 DAY OF NOVEMBER, 2017.

Andrew T. Clement

Brittany G. Clement

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew T. Clement and Brittany G. Clement, husband and wife, with whom I am personally acquainted (or provided 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 30 day of November, 2017.

Notary Public

My Commission Expires: 5-27-2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County