Bill Garrett Davidson County
Batch# 34128 DEEDWARR
12/06/2017 11:33:28 AM 2 pgs
Fees: $13.00 Taxes: $915.75
20171206-0124501

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

CRT File No. 171013881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $247,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2017.

Notary Public
My Commission Expires: 6/19/18

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan S. Gibbons 8319 Rossi Rd. Brentwood TN 37027-8392	new owner	Tax Parcel ID No. 181110C05100CO

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, **Rita Evans-Lewis and David R. Lewis, wife and husband,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Scott Gibbons and Margaret Folker Gibbons, 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. 299 on the plan of The Villas at Concord Place, Phase 5, (formerly known as Concord Place 2, Phase 1) as shown on Exhibit A to the Instrument of correction to the Declaration of Protective Covenants, Condition and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20080318-0027346, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Rita Morgan nka Rita Evans-Lewis, married to Rita Evans-Lewis and David R. Lewis, husband and wife as recorded on the 21st day of March, 2016 in Instrument No. 20160321-0026648 and Warranty Deed from Alicia G. Grano, also known as Alicia Grano and Christopher A. Grano, husband and wife to Rita Morgan, married as recorded on the 1st day of May, 2013 in Instrument No. 20130501-0043472, in the Register's Office of Davidson County, Tennessee.

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 VILLAS AT CONCORD PLACE, PHASE 5, as recorded in Instrument Nos. 20080318-0027346, 20060627-0076525 and 20060912-0112742.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050922-0114218 and 20071129-0138690.

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

Easement for Stormwater Detention Agreement, recorded in Instrument Nos. 20050505-0050659 and 20051219-0151949.

Easement for Sanitary Sewers/Storm Drainage, recorded in Instrument No. 20071023-0125249.

Easement for Maintenance Agreement, recorded in Instrument No. 20070509-0055790.

Easement for Water Quality Pond, recorded in Instrument No. 20070125-0010032.

Grant of Easement recorded at Instrument No. 20170717-0071455.

This is improved property located at 8319 Rossi Rd. Brentwood TN 37027-8392

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 1st day of December, 2017.

Rita Evans-Lewis

David R. Lewis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rita Evans-Lewis and David R. Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2017.

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

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