Bill Garrett Davidson County
Batch# 36756 DEEDWARR
12/13/2017 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20171213-0127139

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2017.

Notary Public

My commission expires: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39688

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephanie R. Hendren	New Owner	**Map 181-14-0-A Parcel 136.00co**
8407 Charbay Circle		
Brentwood, Tennessee 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven R. Shelton and Jill B. Shelton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie R. Hendren, an unmarried woman

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 No. 190, together with the appurtenant interest in the common elements of The Villas at Concord Place, Phase 3, a horizontal property regime with private elements established by Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20050922-0114218, and amended in Instrument No. 20060731-0092350 and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-1" to the amendment to the aforementioned Declaration, said amendment recorded as Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Steven R. Shelton, an unmarried man and Jill M. Buckley, an unmarried woman, as Joint Tenants with right of survivorship, by Deed dated March 15, 2007 from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20070316-0032491, and further conveyed to Steven R. Shelton and Jill B. Shelton, husband and wife, as joint tenants with right of survivorship by Quitclaim Deed dated February 11, 2015 from Steven R. Shelton and Jill B. Shelton f/k/a Jill M. Buckley, husband and wife, of record in Instrument No. 20150219-0014224, Register's Office for Davidson County, Tennessee

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A-1" on the Amendment to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place as shown in Instrument No. 20060731-0092350, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place, of record in Instrument No. 20050922-0114218, amended in Instrument No. 20060731-0092350 and Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee. (3) Amended Charter of The Villas at Concord Place Homeowners' Association, Inc. of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee. (4) Grant of Transmission Line Easement of record in Book 4424, Page 967, said Register's Office. (5) Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, said Register's Office. (6) Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20051219-0151953, said Register's Office. (7) All matters shown on the Plans of record in Instrument No. 20051230-0156533 and Instrument No. 20060912-0112742, said Register's Office. (8) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060531-0064103, said Register's Office. (9) Storm Water Detention Agreements of record in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949, said Register's Office. (10) Conveyance of Common Area to The Villas at Concord Place Homeowners' Association, Inc. of record in Instrument No. 20051031-0130768 and Instrument No. 20071017-0123091, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **8407 Charbay Circle, 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 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 **26th** day of **September, 2017.**

Steven R. Shelton

Steven R. Shelton

Jill B. Shelton

Jill B. Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

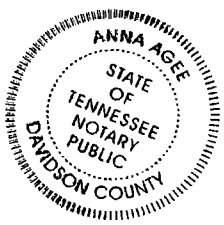
Personally appeared before me, a Notary Public of said County and State, **Steven R. Shelton and Jill B. Shelton,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **September, 2017.**

Anna Agee

Notary Public

My Commission Expires: 5-8-18



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Kimberly D. Hicks, a notary public in and for the aforesaid county and state, the within named K. Thomas Sidwell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Kimberly D. Hicks

Notary Public

My Commission Expires: 3-25-18

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