Bill Garrett Davidson County
Batch# 42675 DEEDWARR
12/29/2017 10:24:22 AM 2 pgs
Fees: $13.00 Taxes: $843.60
20171229-0132291

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2017.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Frank C. Wegerson **Carol E. Wegerson**	**New Owner**	**Map/Parcel: 181-14-0-A-091.00CO**
1647 Kirkwood Place		
Brentwood, TN 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ali Girl, LLC, a Tennessee limited liability company

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

Frank C. Wegerson and wife, Carol E. Wegerson

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 236 on the Plan of the Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the first supplemental declaration to the Declaration of Protective Covenants, Conditions, and Restrictions and easements for the Villas at Concord Place of record in Instrument No. 20050922-0114218, and amended in Instrument No. 20060328-0035297, 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 Ali Girl, LLC, by Substitute Trustee's Deed, from Rubin Lublin TN, PLLC, Substitute Trustee, dated June 23, 2017, of record in Instrument No. 20170718-0072158, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20050922-0114218 and amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20071213-0143550, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882, Instrument No. 20080318-0027346, Instrument No. 20070130-0012170 and Instrument No. 20061228-0160255, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20081219-0121383, Register's Office for DAVIDSON County, Tennessee.
Water Quality Pond of record in Instrument No. 20051219-0151953, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123091, Instrument No. 20071017-0123089, Instrument No. 20071017-0123090, Instrument No.20051031-0130768, Instrument No. 20111024-0082502 and Instrument No. 20160719-0073877, Register's Office for DAVIDSON County, Tennessee.

Maintenance Agreement of record in Instrument No. 20050505-0050659 and Instrument No. 20070509-0055790, Register's Office for DAVIDSON County, Tennessee.
Utility and Drainage Easement of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Instrument No. 20071023-0125249, Register's Office for Davidson County, Tennessee.
All matters of record in Instrument No. 20060912-0112742, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville of record in Instrument No. 20170717-0071455, Register's Office for Davidson County, Tennessee.
Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8224 Rossi Road, 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 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 27th day of December, 2017.

Ali Girl, LLC

By: Robert Lee, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert Lee, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Ali Girl, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand, at office, this 27th day of December, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

File #: **170731JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027