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

CRT File No. 180315278

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 March, 2018.

Notary Public
My Commission Expires: 7/5/21

Bill Garrett Davidson County
Batch# 74404 DEEDWARR
03/28/2018 12:41:34 PM 2 pgs
Fees: $13.00 Taxes: $843.60
20180328-0029012

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex Lindsey and Leanne Lindsey 8211 ROSSI ROAD Brentwood TN 37027-8368	CMG 3160 Crow Canyon Rd #100 San Ramon, CA 94583	Tax Parcel ID No. 181140A05000CO

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, **Paul S. Watson and Stephanie A. Watson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Lindsey and Leanne Lindsey, 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 50 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Paul S. Watson and Stephanie A. Watson, husband and wife by Warranty Deed from Kimberly Spears and Jeff Spears, wife and husband, recorded on the 4th day of May, 2015 in Instrument No. 20150504-0040240, 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.

County of Davidson 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 THE VILLAS AT CONCORD PLACE, PHASE 2, attached as Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements recorded in Instrument No. 20060328-0035297.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-0114218, supplemented at Instrument Nos. 20060328-0035297, 20060501-0049958, 20070130-0012170, 20071129-0138690, 20080226-0018882 and 20080318-0027346, amended at Instrument No. 20061228-0160255.

Dedication of common area to Villas at Concord Place Homeowners Association, Inc. of record in Instrument No. 20051031-0130768, said Register's Office.

Temporary Signage Easement of record in Instrument No. 20050415-0042178, said Register's Office.

Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, said Register's Office.

Easements to the United States of America of record in Book 4424, Page 967, said Register's Office.

Tennessee Valley Authority Transmission Line Easement of record in Book 4424, Page 967, said Register's Office.

Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument No. 20051219-0151953, said Register's Office.

Subject to Tennessee Valley Authority Right-of-Way.

This is improved property located at 8211 ROSSI ROAD Brentwood TN 37027-8368

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 27th day of March, 2018.

Paul S. Watson

Stephanie A. Watson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul S. Watson and Stephanie A. Watson, 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 27th day of March, 2018.

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

