Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

VT1803001 10

WARRANTY DEED

Bill Garrett Davidson County
Batch# 89181 DEEDWARR
05/07/2018 11:35:11 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180507-0043399

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.21
(AFFIX SEAL)

PATRICIA L. HURT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0245

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Taylor C. Holder	NEW OWNER	#181140A06100CO
(NAME) 8233 Rossi Road	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LANCE R. DAVIS AND WIFE, CYNDI C. DAVIS, F/K/A CYNDI JO COLLETT

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

TAYLOR C. HOLDER, 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. 61 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Condition and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20060328-0035297, 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 to Lance R. Davis and wife, Cyndi Jo Collett, married, by deed from Joshua Smith and Jessica Smith, of record in Instrument 20120628-0056598, dated June 26, 2012, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument 20120828-0077579, said Register's Office. Cyndi Jo Collett is now known as Cyndi C. Davis.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 200603280035297; Instrument 200605010049958; Instrument 200607310092350 and Instrument 200612280160255, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060328-0035297, said Register's Office.

The said Cyndi Jo Collett and Cyndi C. Davis being one and the same person.

unimproved ☐
This is improved ☒ property, known as 8233 Rossi Road, Brentwood, TN 37027
(House No.) (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 our hands this 1st day of May, 2018.

Lance R. Davis

Cyndi C. Davis

Cyndi C. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2018, before me personally appeared Lance R. Davis and Cyndi C. Davis to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2018.

Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.