WARRANTY DEED

Bill Garrett Davidson County
Batch# 110443 DEEDWARR
06/29/2018 10:18:44 AM 2 pgs
Fees: $13.00 Taxes: $913.90

20180629-0062994

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Jena Sawirs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

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

File No.: 18-0458

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jena Sawirs	CapStar Bank	Map #181140A10000
(NAME) 8206 Rossi Road	(NAME) 2002 Richard Jones Rd. Ste 300A	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Seven Thousand And No/100 Dollars ($247,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KELLY L. LUTON , UNMARRIED

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

JENA SAWIRS, SINGLE 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 245 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 Kelly L. Luton by deed from Centex Homes, of record in Instrument 20060906-0110213 and re-recorded in Instrument 20070222-0022098, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20050922-0114218 amended in Instrument 20060328-0035297; 20060501-0049958; 20060731-0092350; 20061228-0160255; 20070130-0012170; 20071213-0143550; 20071129-0138690; 20080226-0018882; and 20080318-0027346, 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 Instrument 20060328-0035297, said Register's Office; (3) Easements and Setback Lines as set out in Instrument 20060328-0035297, Register's Office for said County; (4) Utility and Drainage Easement of record in Instrument 20051219-0151953, Register's Office for said County; (5) All matters of record in Instrument 20060912-0112742, Register's Office for said County; (6) Sewer Easement of record in Instrument 20071023-0125249, Register's Office for said County; (7) Maintenance Agreement of record in Instrument 20050505-0050659 and 20070509-0055790, Register's Office for said County; (8) Water Quality Pond of record in Instrument 20051219-0151953, Register's Office for said County; (9) Storm Water Detention Agreement of record in Instrument 20050505-0050659, Register's Office for said County; (10) Easement to Comcast of Nashville of record in

Instrument 20170717-0071455, Register's Office for said County; (11) Reciprocal Easement Agreement of record in Instrument 20050415-0042176, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 8206 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 27th day of June, 2018.

Kelly L. Luton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2018, before me personally appeared Kelly L. Luton 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 her free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27th day of June, 2018.

Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLL
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.