Bk f 36

WARRANTY DEED

Bill Garrett Davidson County
Batch# 135249 DEEDWARR
08/30/2018 01:31:20 PM 2 pgs
Fees: $13.00 Taxes: $906.13

20180830-0086163

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,900.00

Affiant

Subscribed and sworn to me on August 30, 2018

NOTARY PUBLIC

My Commission Expires: 9-1-2021

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 01, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31861

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Jankowski Heather Jankowski 7104 Poplar Creek Trace Nashville, TN 37221	SAME AS NEW OWNERS	-181-11-0C-035.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Holly Murry now known as Holly M. Kennamore married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin Jankowski and Heather Jankowski, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 283 on the plan of the Villas at Concord Place, Phase 5 (formerly known as Concord Place II, Phase I) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20080318-0027346, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Holly Murry, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20080602-0055716 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on June 02, 2008. Holly Murry having since married is now known as Holly M. Kennamore.

Spouse of Holly M. Kennamore does not join in this conveyance as the subject property has not now nor has it ever been used as the primary residence of the party.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20071120-0136050, as corrected in Instrument Number 20080318-0027346, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, Instrument Number 20060328-0035297, Instrument Number 20060501-0049958, Instrument

Number 20060731-0092350, Instrument Number 20061228-0160255, Instrument Number 20070130-0012170, Instrument Number 20071129-0138690, Instrument Number 20071213-0143550, Instrument Number 20080226-0018882, and Instrument Number 20080318-0027346, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowners Association of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowners Association of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee.
7. Easement for Transmission Lines of record in Book 4425, Page 568, in the Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee.
9. Water Quality Pond of record in Instrument Number 20070125-0010032, in the Register's Office for Davidson County, Tennessee.
10. Maintenance Agreement of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 8300 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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 30th day of August, 2018.

Holly M. Kennamore by Terri Rutherford attorney in fact

Holly M. Kennamore by
By: Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Holly M. Kennamore, as her Attorney in Fact, as the free act and deed of the within named Holly M. Kennamore.

Witness my hand and official seal on August 30, 2018.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021