WARRANTY DEED

Bill Garrett Davidson County
Batch# 135348 DEEDWARR
08/30/2018 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $886.15
20180830-0086301

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary C. Evans	Calcon Mutual Mortgage LLC ~~Mary C. Evans~~ DBA OneTrust Home Loans	181-14-0A-245.00
(NAME) 8628 Altesse Way	(NAME) 3131 Camino Del Rio N ~~8628 Altesse Way~~ Ste 1680	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Diego, CA 92108 ~~Brentwood, TN 37027~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Eric Bauder, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary C. Evans, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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. 162, on the plan of THE VILLAS AT CONCORD PLACE, PHASE 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20050922-0114218, as amended in Instrument Nos. 20061228-0160255 and 20070130-0012170, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Eric Bauder, an unmarried man by Warranty Deed dated 05/23/2016 from Kimberly R. Law, now known as Kimberly Law Worley, a married woman of record in Instrument 20160525-0052646, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters as set forth per Instrument 20060317-0031088, Register's Office for Davidson County, Tennessee; Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument 200509220114218, as amended of record in Instrument 200612280160255 and Instrument 200701300012170, said Register's Office; Reciprocal Easement Agreement of record in Instrument 200504150042176, said Register's Office; Stormwater Detention Agreement of record in Instrument 200512190151949, said Register's Office; Agreement for Dedication of Public Utilities and Drainage Easement of record in Instrument 200512190151953, said Register's Office; Grant of Easement of record in Instrument 201707170071455, said Register's Office; Charter of the Homeowners Association of record in Instrument 200812190121383, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8628 Altesse Way, Brentwood, TN 37027

(House Number) (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 GRANTEE(S), her assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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 hands this 29th day of August, 2018.

Eric Bauder

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Bauder the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of August, 2018.

Notary Public: _____

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY