WARRANTY DEED

File #2018081940

Karen Y Johnson Davidson County
Batch# 141075 **DEEDWARR**
09/17/2018 09:38:00 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20180917-0091788

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-21

THIS INSTRUMENT WAS PREPARED BY
Fillmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell Wayne Butaud		181.14-0A-188.00 CO
(NAME)	(NAME)	
8820 Dolcetto Grove		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Alison R. Snow, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell Wayne Butaud, an unmarried man,** 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:

Being Unit 96, 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, and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20070130-0012170, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Alison R. Snow by warranty deed from Carrie J. Moore, unmarried, dated 6/28/2013, of record in Instrument No. 20130709-0070715, said Register's Office.

William Dustin Parker, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters of record on Plat as established by Declaration of conditions, covenants, and restrictions of record in Instrument No. 20070130-0012170, also shown by plat recorded in Instrument No. 20070125-0010032; Restrictive covenants of record un Instrument No 20050922-0114218, as amended in Instrument No. 20070130-0012170, said Registers Office; Charter for homeowners association of record in Instrument No. 20081219-0121383, said Registers Office; Stormwater detention agreement of record in Instrument No 20051219-0151949, said Registers Office; Easement to Comcast of Nashville of record in Instrument No 20170717-0071455, said Registers Office.

unimproved ☐
This is improved ☒ property, known as **8820 Dolcetto Grove, 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 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 13th day of Sept, 2018.

Alison R. Snow

Alison R. Snow

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Alison R. Snow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 13th day of Sept, 2018.

Commission expires: 8/22/22

Notary Public

Vanessa E. Allen Notary Public State of Tennessee Rutherford County

Witness our hands this 24th day of August, 2018.

William Dustin Parker

William Dustin Parker

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, the undersigned Notary Public, personally appeared William Dustin Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 24th day of August, 2018.

Commission expires: 3/3/2021

Patricia A. Greer

Notary Public

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128