THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180917854** Karen Y Johnson Davidson County Batch# 154453 DEEDWARR 10/26/2018 02:41:30 PM 3 pgs Fees: $18.00 Taxes: $1,165.13 20181026-0106401	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $314,900.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2018. Notary Public My Commission Expires: 5/30/21 ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Robert Jacob Villas 817 Tintern Abbott Court Nashville TN 37211	Send Tax Bills To: BancorpSouth Bank PO Box 3356 Tupelo, MS 38803	Tax Information: Tax Parcel ID No. 161-10-0B-173.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol R. Parker and Thomas Parker, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Jacob Villas, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, Page 949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol R. Parker and Thomas Parker by Quit Claim deed from Carol R. Hughey n/k/a Carol R. Parker, married of record in Instrument No. 20131209-0125031 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on December 09, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 949, as amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6393, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 20000606-0056066, Book 6398, Page 495, Page 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Villages of Brentwood HOA of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
Charter of Brentwood Summit HOA of record in Instrument Number 20000606-0056067, in the Register's Office for Davidson County, Tennessee.
Conveyance of open space to HOA of record in Instrument Number 20012140-122894, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress & Egress easement of record in Book 11076, Page (s) 537 and 661 and Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 817 Tintern Abbott Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2018.

Carol R. Parker

Carol R. Parker

Thomas Parker

Thomas Parker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol R. Parker and Thomas Parker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

True Copy Certification

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

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

