WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Y Johnson Davidson County
Batch# 155881 DEEDWARR
11/01/2018 03:30:19 PM 3 pgs
Fees: $18.00 Taxes: $869.50

20181101-0108465

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Heidi Gracia Revocable Living Trust u/a/d May 25, 2007	**New Owner**	
(NAME)	(NAME)	
1011 Monroe Lane		**181-14-0A-199.00**
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **ERNEST VALENTINE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ZANDRA LARGEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEIDI GRACIA, TRUSTEE OF THE HEIDI GRACIA REVOCABLE LIVING TRUST U/A/D MAY 25, 2007,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 107 on the Plan of The Villas at Concord Place, Phase 4, established by the Declaration of Covenants, Conditions, and Restrictions for The Villas at Concord Place of record in Instrument Number 20050922-0114218, as amended in Instrument No. 20061228-0160255, and shown as Exhibit "A-1" to amendment to the Declaration of Covenants, Conditions, and Restrictions for The Villas at Concord Place of record in Instrument No. 20070130-0012170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Zandra Largen, an unmarried woman by Warranty deed from Elizabeth A. Janicak, a married woman of record in Instrument No. 20141120-0106955 Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 20, 2014. Zandra Largen having since died on May 21, 2018. Ernest Valentine, Personal Representative, of the Estate of Zandra Largen executes this instrument pursuant to Order to Sale of Property to Pay Debts, Docket No. 18P-1143, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20060317-0031088, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan on Exhibit A-1 to the Third Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20070130-0012170, 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 Instrument Number 20050922-0114218, amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, as corrected in Instrument No. 20071213-0143550 and further amended in Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easement in Instrument No. 20051219-0151953, Register' s Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas in Instrument No. 20071017-0123089, Register's Office for Davidson County, Tennessee.
- Amendment to Charter for Villas at Concord Place HOA in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **8701 Ambonnay Dr, Brentwood, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 25th DAY OF OCTOBER, 2018.

Estate of Zandra Largen
BY: _____
Ernest Valentine
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST VALENTINE, PERSONAL REPRESENTATIVE of the ESTATE OF ZANDRA LARGEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SEE ATTACHED
NOTARY CERTIFICATE

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

On 10/25/2018 before me, Julie Hammond, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared ERNEST VALENTINE
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JULIE HAMMOND
Notary Public - California
Placer County
Commission # 2169951
My Comm. Expires Nov 25, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julie Hammond
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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