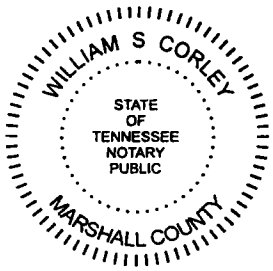
Karen Y Johnson Davidson County
Batch# 167572 DEEDWARR
11/27/2018 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20181127-0115742



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of November, 2018.

Notary Public

My commission expires: 6/25/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rhianna Porter	Cardinal Financial Company	181-14-0A-079.00-CO
8269 Rossi Road	Peoples Home Equity	
Brentwood, TN 37027	3701 Arco Corporate Drive Suite 200 Charlotte, NC 28273	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John R. Rath and Susan M. Rath, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rhianna Porter, an unmarried woman

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Unit No. 79 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to John R. Rath and Susan M. Rath, husband and wife by Warranty Deed from Thomas J. Valetutti, married of record in Instrument No. 20161006-0106057, Register's Office for Davidson County, Tennessee.

This is improved property known as **8269 Rossi Road, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of November, 2018.

John R. Rath

Susan M. Rath

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, John R. Rath and Susan M. Rath, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of November, 2018.

Notary Public
My Commission Expires: _____

JONATHAN RYAN MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 16, 2022

SolomonParks File No. 18-001281-524

SP 11/2015

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

