This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3251

Karen Y Johnson Davidson County
Batch# 173596 **DEEDWARR**
12/13/2018 10:19:48 AM 2 pgs
Fees: $13.00 Taxes: $943.13

20181213-0121291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2018

Notary Public
My Commission Expires: 5/2/2022

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan T. Davis 8806 Dolcetto Grove Brentwood, TN 37027	First Bank 318 Seaboard Lane Suite 205 Franklin, TN 37067	181-14-A-195.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Shannon K. Herbel,** unmarried hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Davis, an unmarried man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 103, together with the appurtenant common elements, of The Villas at Concord Place, Phase 4, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place, a horizontal property regime with private elements, of record in Instrument No. 20050922-0114218; as amended and supplemented 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; Instrument No. 20080226-001882; and in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Villas at Concord Place, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan of record in Instrument No. 20070125-0010032, said Register's Office; and the site-plan of The Villas at Concord Place, Phase 4, filed as Exhibit to Third Supplemental Declaration (annexing Phase 4), of record in Instrument No. 20070130-0012170, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Shannon K. Herbel, an unmarried woman by Warranty

Deed from Michael Towles, an unmarried man, dated November 7, 2012, recorded November 14, 2012, of record in Instrument No. 20121114-0104892, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **8806 Dolcetto Grove, Brentwood, TN 37027**

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This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this ___ day of December, 2018.

GRANTOR:

Shannon K. Herbel

Shannon K. Herbel

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shannon K. Herbel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of December, 2018.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY