Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

#13670

WARRANTY DEED

Karen Johnson Davidson County
Batch# 194810 DEEDWARR
02/13/2019 10:18:20 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190213-0013486

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$240,000.00.**

Affiant

Subscribed and sworn to before me this 11 day of Feb, 2019.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sabah Mohammed	Quicken Loans	181-14-A 065.00CO
8241 Rossi Road	1050 Woodward Ave.	
Brentwood, TN 37027	Detroit, MI 48226	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Byron Fawknotson and Monica Fawknotson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sabah Mohammed, a single man** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 65 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 Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Monica Clayton, an unmarried woman by Warranty Deed dated September 26, 2006, from Centex Homes, a Nevada General Partnership, of record in Instrument No.20060929-0120951, Register's Office for Davidson County, Tennessee.
Monica Fawknotson formally known as Monica Clayton, having since married on April 1, 2018.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 in the estimated amount of $1,399.54 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 181-14-A 065. 00 CO.
- Subject to all matters as shown on the Plan of record in Plat Instrument No. 20060328-0035297,, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Instrument recorded in Instrument No. 20050922-0114218, as 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, and Instrument No. 20080226-0018882, Register's Office for County, Tennessee.
- Deed conveying the common area to The Villas at Concord Place Homeowner's Association, Inc., of record in Instrument No. 20071017-0123090 and Instrument No. 20111024-0082502, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument No. 20051219-01511953, Register's Office for said County.
- Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, Instrument No. 20051219-0151949, Register's Office for said County.
- Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for said County.
- Transmission Line Easement of record in Book 4424, page 967, Register's Office for said County.
- Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20091020-0096854, Register's Office for said County.
- Subject to lien for special assessments as contained in the restrictions.
- Subject to rights of others in and to the common areas and elements

This is improved property known as: **8241 Rossi Road, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 11, 2019.

Byron Fawknotson

Monica Fawknotson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Byron Fawknotson and Monica Fawknotson, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 11, 2019

My commission expires 10/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY