THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 248640 DEEDWARR
06/26/2019 09:50:23 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20190626-0061829

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Brenda C. Carter 8203 Rossi Road Brentwood, TN 37027	Hometown Lenders Inc. 310 The Bridge St, 4th Floor Suite A Huntsville, AL 35806	181-14-0A-046.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jayne A. Amodio, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Brenda C. Carter, An Unmarried Woman**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit 46 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental 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 Jayne A. Amodio, married, by Warranty Deed from George Michael Lambert, unmarried, of record on August 23, 2016, at Instrument No. 20160823-0088209, Davidson County Register of Deeds.

This property commonly known as 8203 Rossi Road, Brentwood, TN 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 21 **day of June, 2019:**

JAYNE A. AMODIO BY [signature] ATTORNEY IN FACT

Jayne A. Amodio By John Amodio, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21 day of June, 2019, before me personally appeared **John Amodio**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jayne A. Amodio**, and who acknowledged that such person executed the same as the free act and deed of **Jayne A. Amodio** . Witness my hand and official seal, this the 21 day of **June, 2019**:

[signature]
Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$245,000.00**:

[signature]
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OFJune, 2019:

[signature]
Notary Public

My Commission Expires: 11-3-2020

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY