Karen Johnson Davidson County
Batch# 252213 DEEDWARR
07/03/2019 09:56:17 AM 2 pgs
Fees: $13.00 Taxes: $898.73
20190703-0065049

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $242,900.00.

Affiant

Sworn to and subscribed before me this 28th day of June, 2019.

Notary Public
My Commission Expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mitchell Ian Mullins	8215 Rossi Rd	Owner	
8215 Rossi Rd			181-14-0A-052.00-CO
Brentwood, TN 37027	Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Wendy Porter, an unmarried woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Mitchell Ian Mullins, a single man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 52 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 Number 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 Wendy Porter, an unmarried woman by Warranty deed from Lindsey Poole Douglass, Married of record in Instrument No. 20151023-0107992 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 23, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
All matters shown on the Plan attached as Exhibit A-1 to the First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060328-0035297, 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, as supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958 and amended in Instrument No. 20061228-0160255, Register's Office for Davidson County,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: U-XII-19-825

Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Chapter of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.
Conveyance of common areas of record in Instrument Number 20051031-0130768 and Instrument No. 20071017-0123090, in the Register's Office for Davidson County, Tennessee.
Temporary Signage Easement and Reciprocal Easement Agreement of record in Instrument Number 20050415-0042178 and Terminated in Instrument No. 20060531-0064102, in the Register's Office for Davidson County, Tennessee.
Easements to United States of America and 200 foot TVA Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20050505-0050659, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of June, 2019.

Wendy Porter

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine N Maroon, the undersigned, a Notary Public, in and for said State and County, **Wendy Porter, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY