Karen Johnson Davidson County
Batch# 277941 DEEDWARR
08/30/2019 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20190830-0087717

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-BR-19-8267

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robin Berzins	First Community Mortgage, Inc.	
(NAME)	(NAME)	
8267 Rossi Road	262 Robert Rose Dr. S-200	181-14-0A-078.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL D. THOMPSON AND DEBORAH D. THOMPSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBIN BERZINS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 78, The Villas at Concord Place, Phase 2, as shown on plat of record in Exhibit A-1, of Instrument No. 20060328-0035297, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael D. Thompson and Deborah D. Thompson, husband and wife by Warranty deed from Kyle Watson and wife, Beth Watson of record in Instrument No. 20080829-0089003 Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 29, 2008.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, as supplemented in Instrument Number 20060328-0035297, Instrument Number 20060501-0049958, amended in Instrument Number 20061228-0160255, Instrument Number 20060731-0092350, Instrument Number 2007013-00012170, Instrument Number 20071129-0138690, affidavit recorded in Instrument Number 20071213-0143550 , Instrument Number 20080318-0027346 and Instrument Number 20080226-0018882, Register's Office for Davidson County, Tennessee.
- Amendment to Charter for Villas at Concord Place HOA in Instrument 20081219-0121383, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as 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.
- Conveyance of common areas in Instrument Number 20051031-0130768 and Instrument Number 20071017-0123090, Register's Office for Davidson County, Tennessee.
- Temporary Signage Easement in Instrument Number 20050415-0042178, Register's Office for Davidson County, Tennessee.
- Easements to United States of America in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.
- 200 foot TVA Transmission Line Easement in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility & Drainage in Instrument Number 20051219-0151953, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument Number 20050505-0050659, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 8267 Rossi Road, Brentwood, Tennessee 37027.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 29th DAY OF AUGUST, 2019.

Michael D. Thompson

Deborah D. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH D. THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Anita Lester, 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 herewith 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.