(1)

Karen Johnson Davidson County
Batch# 309897 DEEDWARR
11/04/2019 08:22:37 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20191104-0112997

STATE OF Tennessee
COUNTY OF ~~Sumner~~ XXXXXXX Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/7/2023
File No. 19-6929

John M. Wells State of Tennessee Notary Public Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melanie Tran (NAME)	Pinnacle Bank (NAME)	181-14-A-173 CO
8541 Calistoga Way (STREET ADDRESS)	150 3rd Avenue South, Ste. 1000 (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **April Rice and Erik Rice, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie Tran, single woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 227 of The Villas at Concord Place, Phase 3, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Villas at Concord Place, Phase 3, of record in Instrument Number 20060731-0082350, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to April Renshaw, unmarried woman by Warranty Deed dated December 14, 2015 from Deanna R. Lawley, an unmarried woman, recorded December 16, 2015, in Instrument Number 20151216-0126366, in the Register's Office of Davidson County, Tennessee.

The said April Renshaw is now married to Erik Rice and is now know as April Rice.
Erik Rice joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restrictions of record in Instrument Number 20050922-0114218, Instrument Number 20060328-0035297, Instrument Number 20060501-0049958, Instrument Number 20060731-0092350, Instrument Number 20061228-0160255, Instrument Number 20070130-0012170, Instrument Number 20071129-0138690, Instrument Number 20080226-0018882, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown

on the Plat(s) recorded in Instrument Number 20060731-0092350, Register's Office for Davidson County, Tennessee.

3. Subject to Reciprocal Easement Agreement in Instrument Number 20050415-0042176, Register's Office for Davidson County, Tennessee.

4. Subject to Easement to Comcast of Nashville I, LLC in Instrument Number 20170717-0071455, Register's Office for Davidson County, Tennessee.

5. Subject to Charter of HOA in Instrument Number 20081219-0121383, Register's Office for Davidson County, Tennessee.

6. Subject to Public Utility and Drainage Easement in Instrument Number 20051219-0151953, Register's Office for Davidson County, Tennessee.

7. Subject to Stormwater Detention Agreements in Instrument Number 20050505-0050659, 20051219-0151949, Register's Office for Davidson County, Tennessee.

8. Subject to Easement to USA in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.

9. Subject to Common Area conveyed to HOA in Instrument Number 20051031-0130768, Instrument Number 20071017-0123089, Instrument Number 20071017-0123090, Instrument Number 20071017-0123091, Instrument Number 20111024-0082502, Instrument Number 20111024-0082503, Instrument Number 20160719-0073877, Register's Office for Davidson County, Tennessee.

10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8541 Calistoga Way, Brentwood, TN 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 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.

Witness my/our hand(s) this 31st day of October, 2019.

April Rice

Erik Rice

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of October, 2019, before me personally appeared April Rice and Erik Rice, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2019.

Notary Signature
My commission expires: 3/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066