THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023406** Karen Johnson Davidson County Batch# 319012 **DEEDWARR** 11/25/2019 01:06:40 PM 2 pgs Fees: $13.00 Taxes: $976.80 20191125-0121576	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $264,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2019. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Erick Gilbertson 8243 Rossi Road Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0A-066.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Seiferd Parker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erick Gilbertson, single**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 66 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 Susan Seiferd Parker, unmarried by Warranty deed from Cameron Ray Hunt and Joseph Wheeler Harwell and Chad Stuart Troup, as joint tenants with rights of survivorship of record in Instrument No. 20180718-0069846 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 18, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

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 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.

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.

This is improved property located at 8243 Rossi Road Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2019.

Susan Seiferd Parker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Seiferd Parker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2019.

Notary Public
My Commission Expires: 01/17/21

