Karen Johnson Davidson County
Batch# 351712 DEEDWARR
01/31/2020 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $973.10
20200131-0011872

Prepared by:
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MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $263,000.00

Affiant

Subscribed and sworn to before me this 31st day of January, 2020.

Notary Public
My commission expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Ann Burns and Charlotte Childress Burns 8628 Altesse Way Brentwood, TN 37027	NEW OWNER	181-14-0A-245.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mary C. Evans, an unnmarried woman,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Elizabeth Ann Burns, an unmarried woman, and Charlotte Childress Burns, a married woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 162 on the plan of the Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental declaration to Declaration of Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20050922-0114218, as amended in Instrument No. 20061228-0160255 and 20070130-0012170, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mary C. Evans, an unmarried woman, by deed from Eric Bauder, an unmarried man, of record in Instrument No. 20180830-0086301, Register's Office for Davidson County, Tennessee, and dated August 29, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of The Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee.

2. Charter for Homeowner's Association of record in Instrument No. 20081219-0121383 Register's Office for Davidson County, Tennessee.

3. ByLaws of record in Instrument No. 20050922-0114218 Register's Office for Davidson County, Tennessee.

4. Utility and Drainage Easement of record in Instrument No. 20051219-0151953 Register's Office for Davidson County, Tennessee.

5. Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176 Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20050505-0050659 Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20050922-0114218 and amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071213-0143550, Instrument No. 20071129-0138490, Instrument No. 20080226-0018882, and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.

8. Water Quality Pond of record in Instrument No. 20051219-0151953 Register's Office for Davidson County, Tennessee.

9. Maintenance Agreement of record in Instrument No. 20050505-0050659 and Instrument No. 20071023-0125249 Register's Office for Davidson County, Tennessee.

This property is improved property known as 8628 Altesse 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of January, 2020.

Mary C Evans by Flint Adam her attorney in fact
Mary C. Evans by Flint Adam, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of January, 2020, before me personally appeared Flint Adam to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary C. Evans acknowledged that such person executed the same as the free act and deed of Mary C. Evans.

Notary Public

My Commission expires 12/18/2023

202001310011872

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020