WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

O-CB-20-8506

Karen Johnson Davidson County
Batch# 380808 DEEDWARR
04/02/2020 10:31:49 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200402-0035384

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)
Olivia Dawn Baynes	**Northpointe Bank**	
(NAME) **8506 Calistoga Way Unit 203**	(NAME) **3333 Deposit Drive**	**181-14-0A-149-00-CO**
(ADDRESS) **Brentwood, TN 37027-8378**	(ADDRESS) **Grand Rapids, MI 49546**	
(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, **ELIZABETH A. CHAPMAN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVIA DAWN BAYNES, AN UNMARRIED PERSON,** 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 No. 203, together with the appurtenant interest in the common elements of The Villas At Concord Place, Phase 3, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20050922-0114218, as amended in Instrument No. 20060731-0092350, and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-1" to the amendment to the aforementioned Declaration, said amendment recorded as Instrument No. 20060731-0092350, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed ~~to~~ FROM Judith A. King, now Riddle, married by Warranty deed ~~from~~ TO Elizabeth A. Chapman, an unmarried woman of record in Instrument No. 20130423-0040170 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 23, 2013.

BRYAN MATHENA JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument 20060317-0031088, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan on Exhibit A-1 to the Third Supplemental Declaration of Protective Covenants,Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20070130-0012170, 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,amended in Instrument 20060328-0035297, Instrument 20060501-0049958, Instrument 20060731-0092350, Instrument 20061228-0160255, Instrument 20070130-0012170, Instrument 20071129-0138690, as corrected in Instrument 20071213-0143550 and further amended in Instrument 20080226-0018882 and Instrument 20080318-0027346, Register's Office for Davidson County, 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
- Utility and Drainage Easement in Instrument 20051219-0151953, Register' s Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement in Instrument 20050415-0042176, Register's Office for Davidson County,

Tennessee.
• Quitclaim Deed for common areas in Instrument 20071017-0123089, 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.
• Stormwater Detention Agreements in Instrument 20050505-0050659 and Instrument 20051219-0151949, Register's Office for Davidson County, Tennessee.
• Quitclaim of record in Instrument Number 20051031-0130768, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8506 Calistoga Way Unit 203, Brentwood, Tennessee 37027-8378**.

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 25 DAY OF MARCH, 2020.

Elizabeth A. Chapman
Elizabeth A. Chapman

Bryan Mathena
Bryan Mathena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH A. CHAPMAN, 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 25th of March, 2020.

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BRYAN MATHENA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, I, 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 25th of March, 2020.

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212