Pillar Title

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-595

Karen Johnson Davidson County
Batch# 405626 DEEDWARR
05/26/2020 11:28:55 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20200526-0053899

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THREE THOUSAND AND 00/100 DOLLARS ($273,000.00) cash in hand paid, the receipt of which is hereby acknowledged, TAYLOR C. HOLDER, UNMARRIED WOMAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto AARON P. BROWN, UNMARRIED MAN, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit No. 61 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Condition and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Taylor C. Holder, unmarried woman, by deed from Lance R. Davis and wife, Cyndi C. Davis (formerly known as Cyndi Jo Collett), dated May 1, 2018, and of record in Instrument No. 20190507-0043399, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictions, Reservations and By-laws of record in Instrument No. 20050922-0114218, and amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350 and Instrument No. 20061228-0160255, all in Register's Office of Davidson County, Tennessee.

2. All matters shown on plat of record in Instrument No. 20060328-0035297, in the Register's Office of Davidson County, Tennessee.

3. Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and By-Laws of The Villas at Concord Place, of record in Instrument No. 20050922-0114218, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2020.

TAYLOR C. HOLDER

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 30th day of April, 2020, before me personally appeared TAYLOR C. HOLDER, 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 and official seal at office in said County this 30th day of April, 2020.

NOTARY PUBLIC

My commission expires: JOYL BAKER NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES AUGUST 21, 2023 COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $273,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of April, 2020.

NOTARY PUBLIC

My commission expires: JOYL BAKER NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES AUGUST 21, 2023 COUNTY OF DICKSON

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Map & Parcel No: 181-14-0A-061.00-C

ADDRESS OF NEW OWNER:
AARON P. BROWN
8233 ROSSI ROAD
BRENTWOOD, TN 37027
AND SEND TAX BILLS TO:
SAME AS NEW OWNER