Karen Johnson Davidson County
Batch# 449051 DEEDWARR
08/03/2020 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20200803-0085426

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $269,900.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2020.

Notary Public
My commission expires:11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kenterra L. Moore	Wells Fargo Bank	181-14-0A 194.00
8075 Sawyer Brown Road, Apt 1618	6200 Park Ave	
Nashville, TN 37221	Des Moines, IA 50321	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUSTIN R. HOLLAND AND LINDSEY B. HOLLAND, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENTERRA L. MOORE, A SINGLE PERSON, AND CALVIN B. MOORE AND CAROLYN MOORE, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 102 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. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Justin R. Holland and Lindsey B. Holland, husband and wife, by deed from Megan A. Bell and husband, Charles Jones, III, dated 11/30/2017, of record in Instrument No. 20171201-0122818, Register's Office for said County.

Subject to all Easements and Restrictions of record:

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.

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.

Grant of Easement of record in Instrument Number 20170717-0071455, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 8808 Dolcetto Grove, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of July, 2020.

Justin R. Holland

Lindsey B. Holland
BY: Justin R. Holland as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justin R. Holland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2020.

My commission expires: 9-6-22

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Justin R. Holland with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lindsey B. Holland by Specific POWER OF ATTORNEY dated July 27, 2020, and who acknowledged that he executed the same as the free act and deed of Lindsey B. Holland.

Witness my hand and official seal this 31st day of July, 2020.

My commission expires: 9-6-22

Notary Public

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21