THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200929984**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2020. Notary Public My Commission Expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 496906 DEEDWARR
10/16/2020 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20201016-0120567

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lamin S. Bangura and Jacqueline Bangura 6889 Walnut Hills Dr Brentwood Tn 37027	New Owner	Tax Parcel ID No. 181-14-0A-151.00-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, **Darlene Loretta Walker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lamin S. Bangura and Jacqueline Anna Bangura, husband and wife**, ("Grantees"), their 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. 205 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20060731-0092350, said Register's Office.

Being the same property conveyed to Darlene Loretta Walker, unmarried by Warranty deed from Danielle E. Morio, a single woman of record in Instrument No. 20190911-0091956 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 11, 2019.

The execution of this instrument is effected by the signature of Abby Benson as Attorney-in-fact for Darlene Loretta Walker, which Power of Attorney is recorded in Instrument No. 202010160120566, in said Register's office.

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.
All matters shown on the Plan attached to Exhibit A-1 to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20060731-0092350, 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 No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No.

2007013-00012170, Instrument No. 20071129-0138690, corrected in Instrument No. 20071213-0143550, further amended in Instrument No. 20080226-0018882 and Instrument No. 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
Charter of The Villa's at Concord Place Homeowner's Association, Inc. of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.
Deed Conveying the Common Area to The Villa's at Concord Place Homeowner's Association, Inc. of record in Instrument Number 20071017-0123091, in the Register's Office for Davidson County, Tennessee.
Utility Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20050505-0050659 and Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee.
Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8502 Calistoga Way Brentwood TN 37027-8378

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 14th day of October, 2020.

Darlene Loretta Walker by AS
Darlene Loretta Walker by Abby Benson as Attorney-in-fact
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, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Darlene Loretta Walker and that she is authorized by Darlene Loretta Walker to execute this instrument on her behalf.

WITNESS my hand, at office, this 14th day of October, 2020.

Tara Jones
Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie 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 Garside

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024