THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132932** Karen Johnson Davidson County Batch# 581418 DEEDWARR 03/02/2021 11:35:30 AM 2 pgs Fees: $13.00 Taxes: $1,036.00 20210302-0026426	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$283,500.00~~ 280,000.00 EM Dawn D Chase Affiant Subscribed and sworn to before me, this 24th day of February, 2021. Laura Elizabeth Mathis Notary Public My Commission Expires: 3-13-2 NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY LAURA ELIZABETH MATHIS

WARRANTY DEED

Address New Owner: Lauren Alexis Hart 8637 Altesse Way Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0A-241.00 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, **Russell Freeman and Jill Freeman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren Alexis Hart**, * ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* a single person

Land in Davidson County, Tennessee, being Unit No. 158 on the plan of The Villas at Concord Place, Phase 4, as shown on Exhibit A-1, Third Supplemental Declaration of Protective Covenants, Conditions and Restrictions of The Villas at Concord Place a Horizontal Property Regime with Private Elements of record in Instrument No 20070130-0012170, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to RUSSELL FREEMAN, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument No. 20071129-0138337, dated November 26, 2007, said Register's Office.

Jill Freeman joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 181-14-0A-241.00 CO.

Matters shown on the Plan of record in Instrument No. 20060317-0031088, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050922-0114218, made applicable by Third Supplemental Declaration of record in Instrument No. 20070130-0012170, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20051219-0151949, said Register's Office.

This is improved property located at 8637 Altesse Way Brentwood TN 37027

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 24th day of February, 2021.

Russell Freeman

Jill Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell Freeman and Jill Freeman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY