39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 587899 **DEEDWARR**
03/09/2021 02:45:30 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20210309-0030908

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF MARCH, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2162LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mark Willes	Renasant Bank	
239 N. 290 W.	2001 Park Place N #150	181 14 0A 212.00
Lindon, UT 84042	Birmingham, AL 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD ROBERT CADDLE AND CHARLENE SUZANNE CADDLE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK A. WILLES AND ANDREA BROOKSBY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 120 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 Donald Robert Caddle and Charlene Suzanne Caddle, husband and wife, by Warranty Deed from Andrew H. Williams and Becky K. Listenberger, husband and wife, of record in Instrument No. 20140505-0038164, in the Register's Office of Davidson County, Tennessee, dated April 30, 2014 and recorded on May 05, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villas at Concord Place, Phase 4, as recorded in Instrument No. 20060317-0031088.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-0114218; Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20061228-0160255 and Instrument No. 20070130-0012170.
5. Easement for Reciprocal, recorded in Instrument No. 20050415-0042176.
6. Easement for Public Utility and Drainage, recorded in Instrument No. 20051219-0151953.
7. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20071023-0125249.
8. Stormwater Detention as set forth in instrument recorded in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949.

This is improved property known as 8727 Ambonnay Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 1st day of Mar, 2021.

Donald Robert Caddle

Donald Robert Caddle

Charlene Suzanne Caddle

Charlene Suzanne Caddle

STATE OF California
COUNTY OF San Diego

Personally appeared before me, a Notary Public of said County and State, DONALD ROBERT CADDLE AND CHARLENE SUZANNE CADDLE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Cajon (city), California (state), this 1st day of March, 2021.

D. JONES
Commission No. 2290477
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires May 31, 2023

Notary Public

My Commission Expires: May 31, 2023