Karen Johnson Davidson County
Batch# 763589 DEEDWARR
12/01/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20211201-0158350

WARRANTY DEED

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023.

(AFFIX SEAL)

MST 2021-2151

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SN Tennessee, LLC, a Delaware limited liability company	SN Tennessee, LLC, a Delaware limited liability company	181-14-0A-225.00-CO
(NAME) ~~8712 Ambonnay Drive~~ 8390 E Via de Ventura	(NAME) 8390 E. Via de Ventura F-110, #303	
(ADDRESS) ~~Brentwood, TN 37027~~ Scottsdale, AZ 85258	(ADDRESS) Scottsdale, AZ 85258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bryan D. Branch, an unmarried man and Lyle P. Branch, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SN Tennessee, LLC, a Delaware limited liability company,** 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 133 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 Bryan D. Branch an unmarried man, as to an undivided 78% interest and Lyle P. Branch a married man, as to an undivided 22% interest by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070924-0113522 Register's Office for Davidson County, Tennessee, dated September 19, 2007 and recorded on September 24, 2007.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. All matters shown on the Plan of record in Instrument 200603170031088, Register's Office for Davidson County, Tennessee. 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 200701300012170, 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 200509220114218,amended in Instrument 200603280035297, Instrument 200605010049958, Instrument 200607310092350, Instrument 200612280160255, Instrument 200701300012170, Instrument 200711290138690, as corrected in Instrument 200712130143550 and further amended in Instrument 200802260018882 and Instrument 200803180027346, Register's Office for Davidson County, Tennessee. Utility and Drainage Easement in Instrument 200512190151953, Register' s Office for Davidson County, Tennessee. Reciprocal Easement Agreement in Instrument 200504150042176, Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas in Instrument 200710170123089, Register's Office for Davidson County, Tennessee. Amendment to Charter for Villas at Concord Place HOA in Instrument 200812190121383, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreements in Instrument 200505050050659 and Instrument 200512190151949, Register's Office for Davidson County, Tennessee. Quitclaim of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee. Temporary Signage Easement of record in Instrument Number 20050415-0042178, in the Register's Office for Davidson County, Tennessee.

This property, known as 8712 Ambonnay Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 my/our hand(s) this 22nd DAY OF NOVEMBER, 2021.

Bryan D. Branch

Lyle P. Branch

STATE OF Tennessee

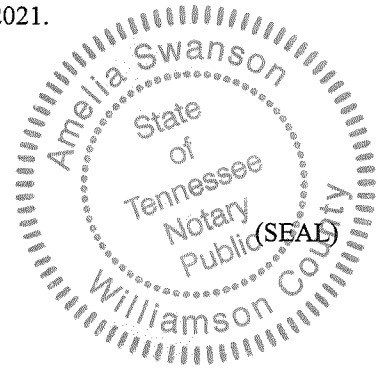
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bryan D. Branch an unmarried m and Lyle P. Branch, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of November, 2021.

Notary Public

My commission expires: 4-24-2023



(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on NOV 23, 2021.

Affiant
Date: November 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY