Karen Johnson Davidson County
Batch# 833676 DEEDWARR
04/04/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220404-0038346

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me this 28th day of March, 2022

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Debra C. Peele 8517 Calistoga Way Brentwood, TN 37027	Cardinal Financial Company 3701 Arco Corporate Dr., Ste 200 Charlotte, NC 28273	181-14-0A-161.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Timothy E. Richards, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Debra C. Peele and Randall Peele, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 215 on the plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, 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 Timothy E. Richards by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070220-0020629, Register's Office for Davidson County, Tennessee, and dated February 15, 2007.

This conveyance is made subject to the following:

1. All matters appearing on the plan of The Villas at Concord Place of record in Instrument No. 20060731-0092350 Register's Office for Davidson County, Tennessee.

2. Stormwater Detention Agreement of record in Instrument No. 20050505-0050659 Register's

Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Instrument No. 20050922-0114218 and amended in Instrument Nos. 20060328-0035297, 20060501-0049958, 20061228-0160255, 20070130-0012170, 20071129-0138690, 20080226-0018882, and 20080318-0027346 Register's Office for Davidson County, Tennessee.

4. Charter of Villas at Concord Place Homeowners Association of record in Instrument No. 20081219-0121383 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 8517 Calistoga Way, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2022.

Timothy E. Richards

Timothy E. Richards

Diana Richards

Diana Richards, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2022, before me personally appeared Timothy E Richards and Diana Richards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2022.

Notary Signature
My commission expires: ~~2/11/23~~ SC 12/28/2023

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Shari Eyl, do hereby make oath that I am a licensed attorney and/or the 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 this 24th day of March, 2022.

Shari Eyl

Dated 3-28-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Shari Eyl who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 28th day of March, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY