Karen Johnson Davidson County
Batch# 973883 DEEDWARR
02/24/2023 09:46:44 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20230224-0013097

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 230143537**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

M. Alexis Menol
Affiant

Subscribed and sworn to before me, this 23rd day of February, 2023.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Brian K. Moore and Gayle J. Moore<br>8532 Calistoga Way<br>Brentwood TN 37027 | New Owner<br>760 Rolling Fork Drive<br>Brentwood, TN 37027 | Tax Parcel ID No.<br>181-14-0A-118.00-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, **Jason Gabbard and wife Tamara Gabbard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian K. Moore and Gayle J. Moore, husband and wife**, ("Grantees"), its 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 172 on the Plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the Second Supplemental 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 Jason Gabbard and wife Tamara Gabbard by Quitclaim deed from Tamara Gabbard f/k/a Tamara V. Sherill and spouse, Jason Gabbard, of record in Instrument No. 20160819-0087177, Register's Office for Davidson County, Tennessee, dated August 10, 2016 and recorded on August 19, 2016.

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 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of The Villas at Concord Place, Phase 3, which plan is attached as Exhibit A 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, Register's Office for Davidson County, Tennessee.

All matters shown in Instrument No. 20060627-0076525, as amended in Instrument No. 20060912-0112742, 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 and Instrument No. 20070130-0012170, Instrument No. 20071129-0138690 and Instrument No. 20080226-0018882, 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 Villas a Concord Place Homeowner's Association, Inc. of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee.

Easements to United States of America for Transmission Lines of record in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.

Deed for Common Area to HOA of record in Instrument No. 20051031-0130768, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreements of record in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument Number 20071017-0123091, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8532 Calistoga 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 23rd day of February, 2023.

Jason Gabbard

Tamara Gabbard

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Gabbard and Tamara Gabbard, 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 23rd day of February, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 28, 2026