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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 10050426** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $211,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of June, 2010.<br><br>Notary Public<br>My Commission Expires: 11/22/10 |

William T. Chapman, IV State Of Tennessee Notary Public Davidson County

**WARRANTY DEED**

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| Address New Owner:<br>Anita Theis<br>506 Old Towne Dr<br>Brentwood TN 37027 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>160-16-0C-081.00 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, **Ellen Jones n/k/a Ellen Jones Truley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anita Theis**, ("Grantees"), her 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 81, THE TERRACES AT BRENTWOOD CHASE, as shown on plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from Jane Riordan and husband, Richard Harris to Ellen Jones, unmarried as recorded on the 9th day of May, 2002 in Instrument No. 20020509-0057181 and Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership to Jane Riordan, married as recorded on the 11th day of September, 2001 in Instrument No. 20010911-0098405, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TERRACES AT BRENTWOOD CHASE, as recorded in Instrument No. 20001103-0109137 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Instrument No. 20001214-0123057, amended at Instrument Nos. 20010119-0005975, 20010328-0029845 and 20041206-0144631 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Terraces at Brentwood Chase Townhome Association, Inc. recorded in Instrument No. 20001214-0123058.

BILL GARRETT, Davidson County
Trans:T20100034666 DEEDWARR
Recvd: 06/08/10 08:29 2 pgs
Fees:13.00 Taxes:780.70
20100608-0044277

Charter of The Terraces at Brentwood Chase Townhome Association recorded at Instrument No. 20001214-0123056.

Stormwater Detention Agreement, recorded in Book 11115, Page 281 and Book 11115, Page 286.

This is improved property located at 506 Old Towne Dr 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 4th day of June, 2010.

Ellen Jones Truley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 4th day of June, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County