Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Caleb Key
8430 Charbay Circle
Brentwood, TN 37027

From Information Furnished By

Map and Parcel 181-14-A/125CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **ELIZABETH S. LEE, AN UNMARIED WOMAN,** has this day bargained and sold and does hereby transfer and convey unto, **CALEB KEY, an unmarried man,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Brentwood, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 179, 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 Elizabeth S. Lee, an unmarried woman, by deed from Centex Homes, a Nevada General Partnership, dated April 2, 2007, appearing of record in Instrument Number 20070404-0040362, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20050922-0114218, amended in Instrument Number 20061228-0160255 and in Instrument Number 20060731-0092350; Charter of record in Instrument Number 20081219-0121383; Easement to United States of America of record in Book 4424, page 967; Stormwater Detention Agreement in Instrument Number 20050505-0050659; Quitclaim Deed to Common Area in Instrument Number 20071017-0123091, and in Instrument Number 20051031-0130768; Reciprocal Easement Agreement in Instrument Number 20050415-0042176; and to any and all matters 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; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CALEB KEY, an unmarried man,** his heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20120007289 DEEDWARR
Recvd: 01/31/12 10:12 2 pgs
Fees:13.00 Taxes:517.63
20120131-0008632

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 day of January, 2012.

Elizabeth S. Lee

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Muscogee)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Elizabeth S. Lee,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Brentwood, Tennessee, this the 27th day of January, 2012.

C P OHARA
Notary Public
Muscogee County
State of Georgia
My Commission Expires Feb 26, 2014

NOTARY PUBLIC
My Commission Expires: Feb. 26, 2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of January, 2012.

NOTARY PUBLIC
My Commission Expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014