THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13070025** BILL GARRETT, Davidson County Trans:T20130072196 DEEDWARR Recvd: 08/21/13 10:31 2 pgs Fees:13.00 Taxes:638.25 20130821-0088060	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2013. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Josh Kile and Jane Kile 8616 Altesse Way Brentwood TN 37027	Send Tax Bills To: Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	Tax Information: Tax Parcel ID No. 181-14A-251.00CO

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, **Mark Elliott and Lindsey Elliott, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **and Jane Kile, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract of parcel of land in Davidson County, Tennessee, more particularly described as follows:

JOSHUA KILE

Land in Davidson County, Tennessee, being Unit 168 on the Plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration of 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 Mark Elliott, an unmarried man and Lindsey Blair, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070719-0085888, Register's Office for Davidson County, Tennessee, dated July 17, 2007 and recorded on July 19, 2007.

Being the same property conveyed to Mark Elliott and Lindsey Elliott, husband and wife by Quitclaim Deed from Mark Elliott and Lindsey Elliott, formerly known as Lindsey Blair of record in Instrument No. 20101201-0095232, Register's Office for Davidson County, Tennessee, dated November 22, 2010 and recorded on December 1, 2010.

The execution of this instrument is effected by the signature of Mark Elliott as Attorney-in-fact for Lindsey Elliott, which Power of Attorney is recorded in Instrument No. 20130821-0088059 in said Register's office.

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 2013 a lien, not yet due and payable.

All matters shown on the Plan of record in Instrument 20060317-0031088, 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 20070130-0012170, 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 20060328-0035297, Instrument 20060501-0049958, Instrument 20060731-0092350, Instrument 20061228-0160255, Instrument 20070130-0012170, Instrument 20071129-0138690, as corrected in Instrument 20071213-0143550 and further amended in Instrument 20080226-0018882 and Instrument 20080318-0027346, Register's Office

* amending in Instrument No. 20050922-0114218 and Instrument No. 20061228-0160255

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

Utility and Drainage Easement in Instrument 20051219-0151953, Register' s Office for Davidson County, Tennessee.

Reciprocal Easement Agreement in Instrument 20050415-0042176, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas in Instrument 20071017-0123089, Register's Office for Davidson County, Tennessee.

Amendment to Charter for Villas at Concord Place HOA in Instrument 20081219-0121383, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreements in Instrument 20050505-0050659 and Instrument 20051219-0151949, Register's Office for Davidson County, Tennessee.

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

This is improved property located at 8616 Altesse 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 30th day of July, 2013.

Mark Elliott

Lindsey Elliott by Mark Elliott as attorney in fact
Lindsey Elliott by Mark Elliott as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Elliott, 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 30th day of July, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Elliott** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Lindsey Elliott,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of July, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES