THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080123** **Return to:** **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $171,900.00. Affiant Subscribed and sworn to before me, this19th day of September, 2013. Notary Public My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner: Gilbert Ellis and Allison Robison 8703 Ambonnay Dr Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0-A 200.00 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, **Henriette Baker now known as Henriette Baker Provence and Melissa R. Baker now known as Melissa Baker Swann, as joint tenants with rights of survivorsip** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gilbert M. Ellis and Allison Robison, both unmarried, as joint tenants with the right of survivorship**, ("Grantees"), their 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 108 on the plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions, 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 for a more complete and accurate description thereof.

Being the same property conveyed by Quitclaim Deed from Henriette Baker, an unmarried woman to Henriette Baker, an unmarried woman and Melissa R. Baker, an unmarried woman, as Joint Tenants with rights of survivorship as recorded on the 10th day of October, 2008 in Instrument No. 20081010-0102807 and Deed from Centex Homes, a Nevada General Partnership to Henriette Baker, an unmarried woman as recorded on the 31st day of December, 2007 in Instrument No. 20071231-0148823, 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.

Larry Gene Provence, husband of Henriette Baker Provence, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 4, as recorded in Instrument No. 20060317-0031088.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050922-0114218, 20061228-0160255 and 20070130-0012170.

Charter of Homeowners Association recorded at Instrument No. 20081219-0031336.

Easement for Transmission Lines, recorded in Book 4424, Page 967.

BILL GARRETT, Davidson County
Trans:T20130083412 DEEDWARR
Recvd: 09/26/13 14:05 3 pgs
Fees:18.00 Taxes:636.03
20130926-0101284

Reciprocal Easement Agreement recorded at Instrument No. 20050415-0042176.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20071017-0123089.

Storm Water Detention Agreement recorded at Instrument Nos. 20050505-0050659 and 20051219-0151949.

This is improved property located at 8703 Ambonnay Dr Brentwood TN 37027.

Jaren Swann, husband of Melissa Baker Swann, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 19th day of September, 2013.

Henriette Baker Provence

Henriette Baker Provence

Melissa Baker Swann by Henriette Baker Provence Attorney in Fact

Melissa Baker Swann by Henriette Baker Provence, her attorney-in-fact

Larry Gene Provence

Jaren Swann by Henriette Baker Provence Attorney in Fact

Jaren Swann by Henriette Baker Provence, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henriette Baker Provence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. *and Larry Gene Provence

Witness my hand, at office, this 19th day of September, 2013.

Notary Public

My Commission Expires: 07/03/17

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

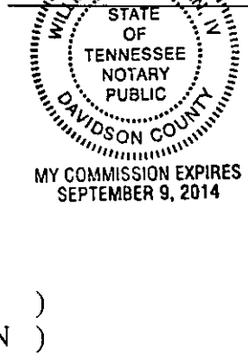
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henriette Baker Provence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged thats he is the Attorney-in-fact for Melissa Baker Swann, 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. POA of record @ Inst # 20130926-0101282 ; RODCTN.

WITNESS my hand, at office, this 19th day of September, 2013.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henriette Baker Provence, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s he is the Attorney-in-fact for Jaren Swann, 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. POA of record @ Inst. # 20130926-0101283 - ROD CTN.

WITNESS my hand, at office, this 19th day of September, 2013.

Notary Public

My Commission Expires: _____

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122