THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31549-11-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $426,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2013. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: James Ellis, Jamie Moore 749 Fox Ridge Drive Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 160 140 C 04900 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, **James Andrew Patton and Kathryn Marie Patton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Ellis and wife, Jamie Moorer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 749 Fox Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130103512 DEEDWARR
Recvd: 12/11/13 10:27 3 pgs
Fees:18.00 Taxes:466.20
20131211-0125455

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2013.

James Andrew Patton

Kathryn Marie Patton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Andrew Patton and Kathryn Marie Patton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thatthey executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 749 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Andrew Patton and Kathryn Marie Patton by deed dated February 28, 2006, from Joy Ruth Lewis, of record in Instrument No. 20060310-0027922, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 160 140 C 04900 CO.
2. Amendment to By-Laws of Brentwood Trace Condominiums, Section Two, of record in Book 5868, page 70, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brentwood Trace Condominiums, Section Two, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5210, page 374, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 5861, page 411, Register's Office for Davidson County, Tennessee.