BILL GARRETT, Davidson County
Trans:T20140015981 DEEDWARR
Recvd: 03/10/14 09:24 2 pgs
Fees:13.00 Taxes:662.30
20140310-0019687

WARRANTY DEED

AT-20140016

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of February, 2014.

Notary Public

(Affix Seal)

My Commission Expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Javon Bender and Emily Bender	NEW OWNER	181.14-0A-185.00 CO
8819 Dolcetto Grove		
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gregory Cobb, Ellen Cobb, formerly known as Ellen Bacon and Bruce L. Bacon as tenants in common**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Javon Bender and wife, Emily Bender**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Unit 93 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 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 Gregory Cobb, Ellen Bacon and Bruce L. Bacon as tenants in common from Clayton Burgess, as Trustee of the Living Trust of Clayton Burgess and Linda Burgess, established August 28, 2008, with full power to sell transfer and convey without the joinder of any beneficiary by Warranty Deed dated December 29, 2011 and recorded January 6, 2012 in Instrument #201201060001796, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 8819 Dolcetto Grove, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of February, 2014

Gregory Cobb

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Gregory Cobb Ellen Bacon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Williamson, Tennessee, this 3rd day of March, 2014.

April G Nichols

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my/our hand(s) this 27th day of February, 2014

Ellen Cobb by Gregory Cobb, attorney in fact

Ellen Cobb, formerly known as Ellen Bacon
By Gregory Cobb, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of February, 2014, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Gregory Cobb, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Ellen Cobb, formerly known as Ellen Bacon, and as such Attorney in Fact for Ellen Cobb, formerly known as Ellen Bacon, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Ellen Cobb, formerly known as Ellen Bacon, and is authorized by Ellen Cobb, formerly known as Ellen Bacon to execute this instrument on behalf of Ellen Cobb, formerly known as Ellen Bacon.

Witness my hand and official seal on this 27th day of February, 2014

April G Nichols

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my/our hand(s) this 27th day of February, 2014

Bruce L. Bacon by Gregory Cobb, attorney in fact

Bruce L. Bacon
By Gregory Cobb, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of February, 2014, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Gregory Cobb, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Bruce L. Bacon, and as such Attorney in Fact for Bruce L. Bacon, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Bruce L. Bacon, and is authorized by Bruce L. Bacon to execute this instrument on behalf of Bruce L. Bacon.

Witness my hand and official seal on this 27th day of February, 2014

April G Nichols

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY