BILL GARRETT, Davidson County
Trans:T20140051749 DEEDWARR
Recvd: 07/18/14 08:49 2 pgs
Fees:13.00 Taxes:651.20
20140718-0063645

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2014.

Notary Public

My commission expires:_____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie Elliott	**New Owner**	**Map\Parcel: 181-14-0A-113.00-CO**
8615 Altesse Way		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Chase Lyles and Amanda Hawkins Lyles, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Elliott, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 147 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 John Chase Lyles, an unmarried man, and Amanda Hawkins, an unmarried woman by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070502-0052441 Register's Office for Davidson County, Tennessee, dated April 26, 2007 and recorded on May 02, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record in Instrument Number 20060627-0076525 and Instrument No. 20060912-0112742; Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218 amended in Instrument No. 20061228-0160255 and 2nd supplemental declaration in Instrument No. 20060731-0092350; easement to United States of America of record in Book 4424, Page 967; easement to Metropolitan Government of Nashville of record in Instrument Number 20050505-0050659 and Instrument No. 20051219-0151949; QuitClaim Deeds for common areas of record in Instrument Number 20051031-0130768 and Instrument Number 20071017-0123091; Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176; Charter of record in Instrument Number 20081219-0121383, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8615 Altesse Way 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hands this~~ 15th day ~~of July~~, 2014.

John Chase ~~Lyles~~

Amanda Hawkins Lyles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, John Chase Lyles and Amanda Hawkins Lyles the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that ~~she~~ they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2014.

Notary Public

My Commission Expires:_____

BARBARA T. HODGE
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
October 2, 2017

File #: 5014094
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 MAIN STREET
FRANKLIN, TN 37064