26275-2
Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-14-8702

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Deirdre M. Hood and James A. Hood	JPMorgan Chase Bank, N.A.	
(NAME)	(NAME)	**181140A23000CO**
8702 Ambonnay Drive	P. O. Box 78420	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Phoenix, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MATTHEW HOLLY AND EMILY HOLLY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEIRDRE M. HOOD AND JAMES A. HOOD, WIFE AND HUSBAND,** 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:

LAND in Davidson County, Tennessee, being Unit No. 138, together with the appurtenant interest in the common elements of The Villas at Concord Place, Phase 4 (formerly known as Phase 6), a horizontal property regime with private elements established by the Declaration of Protective Covenants, Conditions, Restrictions, Easements and By-Laws of The Villas at Concord Place, of record in Instrument No. 20050922-0114218 and supplemental for Phase 4 of record in Instrument No. 20070130-0012170 and amended in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan as shown on Exhibit "A-1" to the Third Supplemental to the Declarations of record in Instrument No. 20070130-0012170, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Matthew Holly and wife, Emily Holly by Deed from Centex Homes, a Nevada General Partnership, recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102253, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument recorded in Instrument No. 20060317-0031088, said Register's Office.
- Instrument recorded in Instrument Nos. 20050922-0114218, 20061228-0160255 and 20070130-0012170, said Register's Office.
- Charter of Homeowners Association recorded at Instrument No. 20081219-0031336, said Register's Office.
- Easement for Transmission Lines, recorded in Book 4424, Page 967, said Register's Office.
- Reciprocal Easement Agreement recorded at Instrument No. 20050415-0042176, said Register's Office.
- Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20071017-0123089, said Register's Office.
- Storm Water Detention Agreement recorded at Instrument Nos. 20050505-0050659 and 20051219-0151949, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8702 Ambonnay Drive, Brentwood, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140061109 DEEDWARR
Recvd: 08/19/14 09:56 2 pgs
Fees:13.00 Taxes:647.50
20140819-0075059

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2014.

Matthew Holly

Emily Holly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW HOLLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY HOLLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

~~**RETURN TO:**~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212