WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067324 DEEDWARR
Recvd: 09/10/14 09:58 2 pgs
Fees:13.00 Taxes:595.70
20140910-0082782

Y-BR-14-8104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Charles A Judge and LouAnn Judge		
(NAME)	(NAME)	**181140A04200CO**
8104 Valley Oak Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **BRIAN C. RUSSELL AND WIFE, ELIZABETH M. RUSSELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES A. JUDGE AND LOUANN JUDGE, HUSBAND AND WIFE,** 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 Lot 42, THE VILLAS AT CONCORD PLACE, PHASE I, as shown on plat of record in Instrument No. 20050922-0114218 (Exhibit A-1), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian C. Russell, an unmarried man and Elizabeth M. Allen, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 24th day of August, 2011 in Instrument No. 20110824-0065497, in the Register's Office of Davidson County, Tennessee. The said Elizabeth M. Allen having since married is now known as Elizabeth M. Russell.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE I, as recorded in Instrument No. 20050922-0114218 (Exhibit A-1).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050922-0114218 with By-Laws and amended at Instrument No. 20061228-0160255.
- Charter of The Villas at Concord Place Homeowners Association recorded at Instrument No. 20081219-0121383.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20050505-0050659 and 20051219-0151949.
- Deed of Homeowners Association for common area recorded at Instrument No. 20051031-0130768.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8104 Valley Oak 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.

Witness my/our hand(s) this the 5th DAY OF SEPTEMBER, 2014.

Brian C. Russell

Elizabeth M. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN C. RUSSELL, 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 5th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH M. RUSSELL, 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 5th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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