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BILL GARRETT, Davidson County
Trans:T20140068736 DEEDWARR
Recvd: 09/15/14 13:56 2 pgs
Fees:13.00 Taxes:599.40
20140915-0084312

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 14081662	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $162,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2014. Notary Public My Commission Expires: 03-07-17

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

WARRANTY DEED

Address New Owner: Brian Bass and Abby F. Bass 8704 Ambonnay Drive Brentwood TN 37027	Send Tax Bills To: ShellpointMortgage Servicing 55 Beattie Place, Ste 110 Greenville, SC 29601	Tax Information: Tax Parcel ID No. 181140A22900CO

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, Laurel E. Laux and husband, John P. Laux ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brian Bass and Abby F. Bass, Husband and Wife, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 137 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 Laurel E. Laux and husband, John P. Laux by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 20th day of August, 2007 in Instrument No. 20070820-0099336, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 4, as recorded in Instrument No. 20060317-0031088.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050922-0114218, 20061228-0160255 and 20070130-0012170.

Charter of Homeowners Association recorded at Instrument No. 20081219-0031336.

Easement for Transmission Lines, recorded in Book 4424, Page 967.

Reciprocal Easement Agreement recorded at Instrument No. 20050415-0042176.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20071017-0123089.

Storm Water Detention Agreement recorded at Instrument Nos. 20050505-0050659 and 20051219-0151949.

This is improved property located at 8704 Ambonnay Drive Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2014.

Laurel E. Laux

John P. Laux

STATE OF WASHINGTON)
COUNTY OF KING)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laurel E. Laux and John P. Laux, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2014.

Notary Public

My Commission Expires: 1/1/2018

JUDY MACCARRONE
Notary Public
State of Washington
My Commission Expires
January 01, 2018