Sidwell

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140080601 DEEDWARR
Recvd: 10/27/14 09:55 2 pgs
Fees:13.00 Taxes:817.70
20141027-0098642

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22972

WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014.

NOTARY PUBLIC

My commission expires: 3-25-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey Kent 115 Carriage Ct. Brentwood, TN 37027	Same address as new owner	171-03-0-B-171.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty One Thousand and 00/100 Dollars ($221,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **THOMAS G. AUCOIN, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KELSEY KENT, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 31, of Phase Two, Section Five, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 578, revised in Plat Instrument 20000804-0077800, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, as amended of record in Book 9860, Page 840, as amended of record in Book 10694, Page 541, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium the rights and obligations of the Declarant and the Unit Owners, and the By Laws of the Association of Owners.

BEING the same property conveyed to Thomas G. Aucoin and wife, Terri C. Aucoin, by Warranty Deed dated September 17, 2004 and recorded September 29, 2004, of record in Instrument Number 20040929-0117310, in the Register's Office for Davidson County, Tennessee; and THEREAFTER being the same property conveyed to Thomas G. Aucoin, an unmarried man, by Quitclaim Deed dated April 24, 2014 and recorded May 12, 2014, of record in Instrument

Number 20140512-0040461, in the Office aforesaid.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 9700, Page 578, as amended in Instrument Number 20000804-0077800; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 115 Carriage Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 17th day of October, 2014.

THOMAS G. AUCOIN

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, a Notary Public, Thomas G. Aucoin, 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.

WITNESS my hand and seal, this the 17th day of October, 2014.

Notary Public

My commission expires: 1-1-16

ALICE ELIAS
Commission # 1965427
Notary Public - California
San Diego County
My Comm. Expires Jan 1, 2016