THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1738

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward Audette Lisa Audette 8700 Ambonnay Drive Brentwood, TN 37027	First Community Mortgage 275 Robert Rose Blvd Murfreesboro TN 37129	181-14-A-231.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150075407 DEEDWARR
Recvd: 09/03/15 13:51 2 pgs
Fees:13.00 Taxes:740.00
20150903-0090042

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

Subscribed and sworn to before me, this the 31 day of August, 2015.

Notary Public

My Commission Expires: 3-20-18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Kelly O. Bailey, fka Kelly O. Carter, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward Audette and Lisa Audette, husband and wife,** 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 139 on the plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to the 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 description and placement of said Unit.

Being the same property conveyed to Kelly O. Carter, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership, dated August 21, 2007, recorded August 23, 2007, of record in Instrument No. 20070823-0100829, Register's Office for Davidson County, Tennessee.

Nathan Lowell Bailey joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **8700 Ambonnay Drive, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 ____ day of **August, 2015.**

GRANTOR(S)

Kelly O. Bailey

Nathan Lowell Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kelly O. Bailey, fka Kelly O. Carter and Nathan Lowell Bailey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 31 day of **August, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019