Box 14-A
07839-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150098372 DEEDWARR
Recvd: 11/19/15 09:40 2 pgs
Fees:13.00 Taxes:665.63
20151119-0117308

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey Leidheiser	Fifth Third Mortgage Company	Map 181-14-0-A, Parcel 220.00co
8722 Ambonnay Drive	P.O. Box 630170	
Brentwood, TN 37027	Cincinnati, OH 45263	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacob D. Gilliam and wife, Kristen Marie Ranzenberger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Leidheiser, an unmarried man

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 No. 128, together with the appurtenant interest in the common elements of The Villas at Concord Place, Phase 4, f/k/a Phase 6, a Horizontal Property Regime with private elements established by Declarations of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place, of record in Instrument No. 20050922-0114218, amended in Instrument No. 20070130-0012170 and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan as Exhibit "A-1" to the amendment in Instrument No. 20070130-0012170, said Register's Office.

Being the same property conveyed to Jacob D. Gilliam, an unmarried man and Paul L. Gilliam and wife, Virginia V. Gilliam, as joint tenants with right of survivorship by Deed from Centex Homes, a Nevada General Partnership, dated October 15, 2007, of record in Instrument No. 20071016-0122789, Register's Office for Davidson County, Tennessee. The said Jacob D. Gilliam, Paul L. Gilliam and wife, Virginia Gilliam quitclaimed their interest in the property to Jacob D. Gilliam and wife, Kristen Marie Ranzenberger (Razenberger as shown on previousDeed) by Quitclaim Deed dated August 8, 2014, of record in Instrument No. 20140814-0073597, said Register's Office.

This instrument is being executed on behalf of Jacob D. Gilliam and Kristen Marie Ranzenberger, pursuant to a Power of Attorney executed by same on the 13th day of November, 2015, of record in Book *_____, page _____, Register's Office for Davidson County, Tennessee. * Instrument # 20151119-0117307

This conveyance is made subject to the following:
(1) The Plan of record as set out on Exhibit "A-1" on the Third Supplemental Declarations to the Declarations in Instrument No. 20070130-0012170, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Protective Covenants, Conditions, Restrictions, Easements and By-Laws of The Villas at Concord Place, of record in Instrument No. 20050922-0114218, amended in Instrument No. 20061228-0160255 and Supplemental for Phase 4 (f/k/a Phase 6) in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee.
(3) Amended Charter of The Villas at Concord Place Homeowners' Association, Inc. of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee.
(4) Grant of Transmission Line Easement, of record in Book 4424, page 967, Register's Office for Davidson County, Tennessee.
(5) Reciprocal Easement Agreement, of record in Instrument No. 20050415-0042176, Register's Office for Davidson County, Tennessee.

(6) Agreement for Dedication of Easement for Public Utility and Drainage, of record in Instrument No. 20051219-0151953, Register's Office for Davidson County, Tennessee.
(7) All Matters shown on the Plans of record in Instrument No. 20051230-0156533 and in Instrument No. 20070125-0010032, Register's Office for Davidson County, Tennessee.
(8) Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060531-0064103,Register's Office for Davidson County, Tennessee.
(9) Storm Water Detention Agreements, of record in Instrument No. 20050505-0050659, and in Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.
(10) Conveyance of Common Area to The Villas at Concord Place Homeowners Association, Inc., of record in Instrument No. 20051031-0130768, and in Instrument No. 20071017-0123089, Register's Office for Davidson County, Tennessee.
(11) Taxes for 2015, which have been prorated and paid by the Grantors herein.

This is improved (__X__) Unimproved (____) property, known as **8722 Ambonnay Drive, Brentwood, TN 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 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. 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 **17th** day of **November, 2015.**

Jacob D. Gilliam By: Debbie O'Neil, Attorney in Fact

Kristen Marie Ranzenberger By: Debbie O'Neil, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Debbie O'Neil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Jacob D. Gilliam and Kristen Marie Ranzenberger** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jacob D. Gilliam and Kristen Marie Ranzenberger** for the purpose therein contained, by signing the name of **Jacob D. Gilliam and Kristen Marie Ranzenberger** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **November, 2015.**

My Commission expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public