WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056351 DEEDWARR
Recvd: 07/01/16 10:19 2 pgs
Fees:13.00 Taxes:797.72
20160701-0067486

P-AVE-16-8616-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Brian Courville	**New Owner**	
(NAME)	(NAME)	**181-14-0A-251.00-CO**
723 Jones Parkway		
(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 by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA KILE AND JANE KILE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN COURVILLE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit 168 on the Plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration of Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No.20070130-0012170, amending in Instrument No. 20050922-0114218 and Instrument No. 20061228-0160255, 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 Joshua Kile and Jane Kile, husband and wife by Warranty deed from Mark Elliott and Lindsey Elliott, husband and wife of record in Instrument No. 20130821-0088060 Register's Office for Davidson County, Tennessee, dated July 30, 2013 and recorded on August 21, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20060317-0031088;
- All matters shown on Plan on Exhibit A-1 to the Third Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170;
- Covenants, Conditions and Restrictions of record in Instrument No. 20050922-0114218, amended in Instrument Nos. 20060328-0035297, 20060501-0049958, 20060731-0092350, 20061228-0160255, 20070130-0012170, and 20071129-0138690, as corrected in Instrument No. 20071213-0143550, and further amended in Instrument Nos. 20080226-0018882 and 20080318-0027346;
- Utility and Drainage Easement of record in Instrument No. 20051219-0151953;
- Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176;
- Quitclaim Deed for common areas of record in Instrument No. 20071017-0123089;
- Amendment to Charter for Villas at Concord Place HOA of record in Instrument No. 20081219-0121383;
- Stormwater Detention Agreements of record in Instrument Nos. 20050505-0050659 and 20051219-0151949, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8616 Altesse Way , Brentwood, Tennessee 37027-8381**.

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 29th DAY OF JUNE, 2016.

Joshua Kile

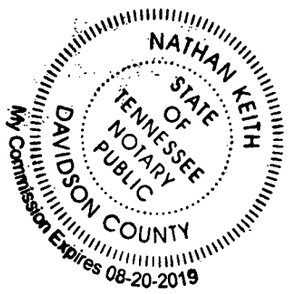
Jane Kile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA KILE AND JANE KILE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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