THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068013** BILL GARRETT, Davidson County Trans:T20160068916 DEEDWARR Recvd: 08/09/16 13:21 2 pgs Fees:13.00 Taxes:758.50 20160809-0082817	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Thomas J. Veron 8732 AMBONNAY DR Brentwood TN 37027-8385	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0A-215.00 CO

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, **Kelly L. Marsh now known as Kelly Turp, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Veron, an unmarried man**, ("Grantees"), its 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 123 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 Kelly L. Marsh, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on the 8th day of November, 2007 in Instrument No. 20071108-0131915, in the Register's Office of Davidson County, Tennessee.

Richard Turp joins in the signing of this instrument to convey any marital interest he may have in the subject property.

Kelly L. Marsh and Kelly Turp being one and the same person.

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 2016 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, as recorded in Instrument No. 20060317-0031088.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No.

20050922-0114218, amended at Instrument No.20061228-0160255 supplemented at Instrument No. 20070130-0012170.

Charter of The Villas at Concord Place Homeowners Association recorded at Instrument No. 20081219-0121383.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20050505-0050659 and 20051219-0151949.

Conveyance of common area recorded at Instrument No. 20071017-0123089.

This is improved property located at 8732 AMBONNAY DR Brentwood, TN 37027-8385.

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 8th day of August, 2016.

Kelly L. Marsh NKA Kelly Turp

Richard Turp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly L. Marsh NKA Kelly Turp and Richard Turp, 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 8th day of August, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018