This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 161090A10000CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Thomas J. Ellis
4845 Bevendean Drive #E4
Nashville, TN 37211

SEND TAX BILLS TO:
Thomas J. Ellis
4845 Bevendean Dr. #E4
Nashville, TN 37211

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we the undersigned, **COLIN B. CALHOUN AND WIFE, CHLOE CALHOUN**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **THOMAS J. ELLIS,** "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-4 as set forth in the Master Deed Establishing Brighton Village, Phase 7, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

BEING the same property conveyed to Colin B. Calhoun, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 01/31/2011, appearing of record in Instrument No. 20110201-0009001, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Master Deed and By-Laws of record in Deed Book 20080117-0005582 and amended by Instrument No. 20080808-0081965; Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137; Sanitary Sewer & Drainage Easement of record in Book 7520, page 908; Stormwater Detention Agreement of record as Instrument No. 20061027-0133549; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575; Stormwater Detention Agreement of record as Instrument No. 20071121-0136366; and to an Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402; Register's Office for Davidson County, Tennessee.

This is improved property known as 4845 Bevendean Drive #E4, Nashville, TN 37211.

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

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantors and prorated between the parties.

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

BILL GARRETT, Davidson County
Trans:T20160095457 DEEDWARR
Recvd: 10/28/16 12:09 2 pgs
Fees:13.00 Taxes:667.85
20161028-0114116

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of October, 2016.

Colin B. Calhoun

Chloe Calhoun

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Colin B. Calhoun and Chloe Calhoun**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$180,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

EMILY MARGARET CROWDER TENNESSEE NOTARY

Sworn to and subscribed before me this 20th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 5-5-2020