This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1087**

Davidson County DEEDWARR
Recvd: 05/16/17 09:21 3 pgs
Fees:18.00 Taxes:784.40
20170516-0048318

FRN-172865

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/12/2017**, by and between **Michael Tyler Ellis and Pamela Renea Ellis, his wife**, parties of the first part, and **Michael Blair Smith and Valerie Strayhorn Smith, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit 184 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Michael Tyler Ellis and Pamela Renea Ellis, his wife by Quitclaim Deed from Pamela Renea Riddle N/K/A Pamela Renea Ellis, an unmarried woman and Michael Tyler Ellis, an unmarried man, as joint tenants with right of survivorship dated 06/30/2011, of record in Instrument No. 20110711-0052747, Register's Office for Instrument No. 20110711-0052747, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pamela Renea Riddle, an unmarried woman and Michael Tyler Ellis, an unmarried man, as Joint Tenants with right of Survivorship by Warranty Deed from Centex Homes, a Nevada General Partnership dated 07/16/2007, of record in Instrument No. 20070719-0085891, , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **181 14A 130CO**
☒ Improved **8404 Charbay Circle, Brentwood, TN 37027**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael Tyler Ellis

Pamela Renea Ellis

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 **Michael Tyler Ellis and Pamela Renea Ellis** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of May, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Michael Blair Smith**

and Address: **8404 Charbay Circle, Brentwood, TN 37027**

Mail tax bills to New owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$212,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 12th day of May, 2017..

Notary Public

My Commission Expires: _____

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
January 6, 2020

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY