File#: 31144-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 127901 DEEDWARR
08/13/2018 09:00:04 AM 2 pgs
Fees: $13.00 Taxes: $860.25

20180813-0079415

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$232,500.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2018.

Notary Public

My commission expires: 7.8.2019
(AFFIX SEAL)

CAROLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Cornelius J. McMahon **Kathleen G. McMahon**	**OWNERS**	**Map 181-14-0-A Parcel 229.00co**
8704 Ambonnay Dr.		
Brentwood, TN 37027		

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,

Brian Bass and Abby F. Bass, husband and wife

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

Cornelius J. McMahon and Kathleen G. McMahon

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. 137 together with the appurtenant interest in the common elements of The Villas At Concord Place, Phase 4 (Formerly known as Phase 6) a horizontal property regime with private elements established by Declaration of Protective covenants, conditions, restrictions and easements for the Villas at Concord Place of record in Instrument No. 20050922-0114218, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-1" to the amendment to the aforementioned Declaration, said amendment recorded as Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Bass & Abby Bass, husband and wife, by Deed dated September 9th 2014 from Laural E. Laux and husband, John P. Laux, of record in Instrument No. 20140915-0084312, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "A-1" on the Third Supplemental Declarations to the Declarations of record 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 of Easements and By-Laws of The Villas at Concord Place, of record in Instrument No. 20050922-0114218, and Supplemental for Phase 4 (f/k/a Phase 6) of record in Instrument No. 20070130-0012170, & amended in Instrument No. 20061228-0160255, 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) Dedication of common areas to the Villas at Concord Place Homeowner's Association of record in Ins. 20051031-0130768, said Register's Office. 8) 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. 9) Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060531-0064103, Register's Office for Davidson County, Tennessee. 10) All matters as shown in Boundary Plat of record in Instrument No. 20060317-0031088, Register's Office for Davidson County, Tennessee. 11) Storm Water Detention Agreements, of record in Instrument No. 20050505-0050659 and in Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee. 12) Charter of The Villas at Concord Place Homeowners' Association, Inc. of record in Instrument No. 20081219-0121383, Register's Office for Davidson County, Tennessee. 13) Grant of Easement by Comcast of Nashville I, LLC, of record in Ins. 20170717-0071455; Register's Office for Davidson County, Tennessee. 14) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **8704 Ambonnay Dr., 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 **10th** day of **August, 2018.**

Brian Bass

Abby F. Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian Bass and Abby F. Bass,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2018.**

Notary Public

My Commission Expires: 11/8/21

