BILL GARRETT, Davidson County
Trans:T20130097327 DEEDWARR
Recvd: 11/15/13 08:42 2 pgs
Fees:13.00 Taxes:471.75
20131115-0118071

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 12th day of November, 2013.

Linda C. Osborne
Notary Public:
My Commission Expires: 10/24/17

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WARRANTY DEED

Name and Address and New Owner:	New Owner	Map/Parcel Number:
Celisa M. Ellis 411 School Pass Madison, TN 37115	411 School Pass Madison, TN 37115	05216008700

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, I/we, **Tammy LeVan, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Celisa M. Ellis, a single woman, and Ingrid O. Lord, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot 48 on the Plan of Marlin Meadows, Section 4, of record in Plat Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Tammy LeVan, unmarried, by Warranty Deed from Denise E. Willis, unmarried, dated March 21, 2005, recorded March 23, 2005 in Instrument No. 20050323-0031577, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2013 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 2133, Page 66 & 67, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2196, Page 35 and amended in Book 2204, Page 339, and Book 2242, Page 392, Register's Office for Davidson County, Tennessee.

2013 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 411 School Pass, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to

warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of November, 2013.

Tammy LeVan

Tammy LeVan

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Tammy LeVan, the bargainor(s), 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 12th day of November, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075