BILL GARRETT, Davidson County
Trans:T20140027776 DEEDWARR
Recvd: 04/23/14 14:30 2 pgs
Fees:13.00 Taxes:702.63

20140423-0034265

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0183

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF April, 2014

Notary Public
Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Liza Collins Ellis 5446 Edmonson Pk Nashville, TN 37211	Synovus Mortgage Corp. And/Or Secretary Of Housing And Urban Development 2204 Lakeshore Drive suite 325 Birmingham, AL 35209	161-09-0A-014.00 (CO)

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lydia K. Weems, formerly known as Lydia K. Yates, and husband, Charles J. Weems

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Liza Collins Ellis and Jared Lynn Ellis

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 Townhome Unit Number 5446 as set forth in the Master Deed Establishing Brighton Village, 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 Number 20080117-0005582, amended in Instrument Number 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said Units also being shown as part of Exhibit "E" to said amended Master Deed.

BEING the same property conveyed to Lydia K. Yates, unmarried, by Quitclaim Deed from John W. Penland IV, unmarried, dated 6/5/09 and recorded 6/11/09 in Instrument Number 20090611-0054122; and the same property previously conveyed to Lydia K. Yates and John W. Penland, IV, both unmarried persons, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 7/31/08 and recorded 8/5/08 in Instrument Number 20080805-0080679, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5446 Edmonson Pk, Nashville, TN 37211.

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, their heirs and assigns forever; and we so covenant with

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

Dated this the 15 day of April, 2014.

Lydia K. Weems by Paula Cirulli attorney in fact
Lydia K. Weems

Charles J. Weems by Paula Cirulli attorney in fact
Charles J. Weems

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 15 day of April, 2014, before me personally appeared Paula Cirulli to me known to be the person who executed the foregoing instrument on behalf of Lydia K. Weems, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Lydia K. Weems.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of April, 2014

Notary Public

Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 15 day of April, 2014, before me personally appeared Paula Cirulli to me known to be the person who executed the foregoing instrument on behalf of Charles J. Weems, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Charles J. Weems.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of April, 2014

Notary Public

Commission Expires:

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016