BILL GARRETT, Davidson County
Trans:T20140040247 DEEDWARR
Recvd: 06/09/14 09:20 2 pgs
Fees:13.00 Taxes:1443.00

20140609-0049717

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2014. Notary Public MY COMMISSION EXPIRES: 1-11-17 (AFFIX SEAL)

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stefanie Ann Murray and Kevin Ellis	new Owner	171-08-0A-079.00-CO
(NAME)	(NAME)	
1057 Beech Tree Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **B. William Noelting and Sandra Mak Noelting (formerly known as Sandra Mak), husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stefanie Ann Murray and Kevin Ellis, wife and husband**, 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 Lot No. 79 on the Plan of Cottonport Plantation, Phase II, as of record in Plat Book 6900, page 950, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to B. William Noelting and Sandra Mak, both unmarried joint tenants with rights of survivorship and not as tenants in common by Warranty Deed from Raymond V. Bohannon and wife, Sharlene F. Bohannon, October 20, 2004 and filed of record in Instrument No. 20041022-0127571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1057 Beech Tree Lane, 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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **2nd** day of **June, 2014**.

B. William Noelting

Sandra Mak Noelting

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **B. William Noelting and Sandra Mak Noelting**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **June, 2014**.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: