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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14081577** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $178,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of August, 2014.<br><br>Notary Public<br>My Commission Expires: 6-1-15 |

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

BILL GARRETT, Davidson County
Trans:T20140065610 DEEDWARR
Recvd: 09/04/14 08:21 2 pgs
Fees:13.00 Taxes:658.60
20140904-0080706

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Thomas Ellison and Laura Ellison<br>3120 Fyffe Lane<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>173-09-0-A-756.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tessa Shaw, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Ellison, unmarried and Thomas Ellison, married, as tenants by the entireties with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 639, LENOX VILLAGE, PHASE 8, RESUBDIVISION OF LOTS 638 THROUGH 649, as shown on plat of record in Instrument No. 20080508-0047734, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tessa Shaw, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 26th day of April, 2010 in Instrument No. 20100426-0031457, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, PHASE 8, RESUBDIVISION OF LOTS 638 THROUGH 649, as recorded in Instrument Nos. 20080508-0047734 and 20070413-0044640.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020315-0032826, 20021226-0158458 and 20060321-0032383.

Charter of Neighborhood Association recorded at Instrument No. 20010412-0045831.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing LENOX VILLAGE of record in Instrument No. 20020315-0032825 , as amended by instrument(s) of record in Instrument No. 20021226-0158459 and 20060321-0032382.

Easement for Sewer/Water Main & Appurtenances, recorded in Instrument Nos. 20010918-0100850 and 20010918-0100852.

Easement for Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and 20010918-0100851.

Easement for Drainage, recorded in Instrument No. 20020722-0087469.

Easement for Broadband Communications, recorded in Instrument No. 20130916-0097049.

Stormwater Detention Agreement recorded at Instrument No. 20051213-0149579. Subject to flowage of Mill Creek.

This is improved property located at 3120 Fyffe Lane Nashville, TN 37211.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of August, 2014.

Tessa Shaw

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tessa Shaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

**WHEN RECORDED RETURN TO**
Midtown Title, LLC
1784 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1274