BILL GARRETT, Davidson County
Trans:T20150069808 DEEDWARR
Recvd: 08/19/15 10:02 2 pgs
Fees:13.00 Taxes:873.20
20150819-0083438

Record & Return to:
This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015070019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, is $236,000.00

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Sworn to and subscribed before me this 17th day of August, 2015.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jamie W. Eller		160-15-0A-051.00-CO
~~817 River Heights Drive~~	New Owner	
~~Mount Juliet, TN 37122~~		
238 HEARTHSTONE MANOR LANE		
BRENTWOOD, TN 37027		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Douglas A. Ford, a single person** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamie W. Eller, an unmarried woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Phase IV, Hearthstone Manor, a part of Hearthstone Manor P.U.D, of record in Book 6250, Page 990, amended in Book 6200, Page 642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description.

Being the same property conveyed to Douglas A. Ford by Quitclaim deed from Ruth P. Ford of record in Instrument No. 20100226-0014812 Register's Office for Davidson County, Tennessee, dated February 25, 2010 and recorded on February 26, 2010. (Value of consideration shown in aforementioned deed $0.00.)

This is improved property known as **238 Hearthstone Manor Drive, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this17th day of August, 2015.

Douglas A. Ford

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Douglas A. Ford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2015.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019