Davidson County DEEDWARR
Recvd: 10/20/15 11:49 3 pgs
Fees:18.00 Taxes:556.85
20151020-0106507

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $150,500.00.

Affiant

Subscribed and sworn to before me,
This 19th day of October, 2015.

Notary Public
My commission expires: January 11, 2017

02-1510-49668

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daryl Ellis 37 Fawn Creek Pass Nashville TN 37214	New Owner	122-01-A-260.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Sutla and wife, Kerri E. Sutla**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daryl Ellis and wife, Linda Ellis** hereinafter called the Grantees, their successors 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 Unit No. 35, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase Three, a horizontal property regime as established by the Master Declaration of Restrictive Covenants for Woodland Point, of record in Instrument No. 20001011-0101044, as supplemented in Instrument No. 20020725-0089575, and further supplemented in Instrument No. 20020904-0107261, and by the Master Declaration of Restrictive Covenants of record in Instrument No. 20000607-0056981, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Declaration.

Being the same property conveyed to David Sutla and wife, Kerri E. Sutla by deed from Ellie D. Shefi, unmarried, dated June 16, 2006, recorded June 21, 2006, of record in Instrument No. 20060621-0074272, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 37 Fawn Creek Pass, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

David Sutla

Kerri E. Sutla

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Sutla,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of October, 2015.

State of Tennessee at Large

My Commission expires: 12/27/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kerri E. Sutla**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of October, 2015.

State of Tennessee at Large

My Commission expires:
12/27/17

True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stephanie McPeake, a notary public for this county and state, Amy Tidwell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: January 11, 2017

{Notary' Seal}

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY