Davidson County	DEEDWARR
Recvd: 03/28/16 11:49	2 pgs
Fees:13.00 Taxes:356.20	
20160328-0028671	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$96,270.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th day of March, 2016

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Warranty Deed

160962

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Anna Lynch 157 Ellington Place Madison, TN 37115	Shellies Mortgage Company 4000 W Brown Deer Road Brown Deer, WI 53209	51-10-B-10 CO

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,

Gigi E. Lawrence n/k/a Gigi E. Clendenen, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christy Anna Lynch, a single woman

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 Unit No. 157 in a Horizontal Property Regime located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203; and said plan being of record in Book 6250, Page 829, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gigi E. Lawrence, unmarried, by Warranty Deed from Robin J. Payton, unmarried, dated November 10, 2009, of record in Instrument Number 20091120-0106869, Register's Office for Davidson County, TN. Gigi E. Lawrence has since married and is now known as Gigi E. Clendenen.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.
3) Property is subject to the HOA Charter of record in Book 7000, Page 140, amended in Book 7291, page 203, Page 7780, Page 215, and Book 8270, Page 507, said Register's Office.
4) Property is subject to the Master Deed/ By-Laws of record in Book 6720, Page 332, amended in Book 6984, Page 84, Book 6818, Page 599, and Instrument Number 20090603-0051203, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **157 Ellington Place, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 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 my hand(s) this 24th day of March, 2016.

Gigi E. Clendenen

Gigi E. Clendenen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gigi E. Clendenen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires
4-24-2018