Davidson County DEEDWARR
Recvd: 12/08/16 12:09 3 pgs
Fees:18.00 Taxes:458.80
20161208-0129002

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109534** NOTARY PUBLIC Carrie Ann Porter My Commission Expires September 22, 2020 STATE OF TENNESSEE	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $124,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2016. Notary Public My Commission Expires: 9-22-2020

WARRANTY DEED

Address New Owner: Lynette Brehm 818 Beazer Lane Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163-11-0C-050.00 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, **Elise Elinor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynette Rene Brehm, a single woman**, ("Grantee"), her 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 Unit 50, as shown on the map entitled Revised Bell Forge Village III Section Five, of record in Plat Book 6900, page 632, amended by Surveyors Certificate of Correction of record in Book 7524, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELISE ELINOR, by deed from PAMELA R. STEPHENS, of record in Instrument No. 20131203-0122874, dated November 27, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 163-11-0C-050.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 632 corrected in Book 7524, page 552, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , Bylaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6050, page 538, Book 7461, page 530, Book 7464, page 967, Book 7508, page 659 and Instrument No. 20010627-0068130, said Register's Office.

Dumpster Agreement of record in Book 7224, page 195, said Register's Office.
Easement Agreement of record in Book 7224, page 246, said Register's Office.

This is improved property located at 818 Beazer Lane Antioch TN 37013

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 1st day of December, 2016.

Elise Elinor

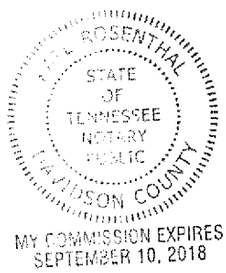
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elise Elinor, 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 1st day of December, 2016.

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

