Davidson County DEEDWARR
Recvd: 05/12/17 09:30 3 pgs
Fees:18.00 Taxes:721.50
20170512-0047174

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Lura Brady
Affiant

Subscribed and sworn to before me, this 11th day of May, 2017.

Elizabeth J Barnes
Notary Public
My commission expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

06-1704-76701

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashlee Browder 735 Tulip Grove Road Apt 124 Hermitage TN 37076	Ashlee Browder 735 Tulip Grove Rd Apt 124 Hermitage TN 37076	075-12-0-F-013.00 CO

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, **Joan Celli, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashlee Browder, unmarried woman**, 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 Lot No. 13 a/k/a Unit 124, on the Plan of Tulip Grove (erroneously referenced in prior deed as Cove) Homeowner's Association, Inc., a Horizontal Property Regime, as shown on plat of record in Exhibit "B" of Instrument NO. 20050525-0059119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric J. Celli, an unmarried individual by Special Warranty Deed from Marquis Homes, LLC, a Tennessee Corporation, dated September 29, 2006, recorded October 5, 2006, of record in Instrument No. 20061005-0123873, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joan Celli, a widow, never having remarried by Quitclaim Deed from Eric J. Celli, an unmarried man, dated August 24, 2012, recorded August 28, 2012, of record in Instrument No. 20120828-0077257, 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 735 Tulip Grove Road Apt 124, Hermitage, TN 37076.

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.

WITNESS my hand this 11 day of May, 2017.

Joan Celli

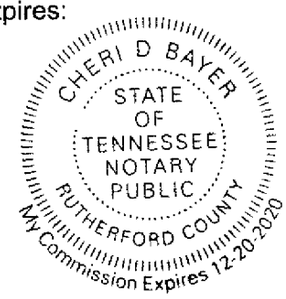
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joan Celli**, 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 Mt. Juliet, TN, this 11 day of May, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

