Davidson County DEEDWARR
Recvd: 08/16/17 13:57 3 pgs
Fees:18.00 Taxes:598.29
20170816-0084200

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $161,700.00.

PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

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

Notary Public
My commission expires: 4-24-19

05-1707-67152

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rodriguez R. Ellison 4418 South Trace Blvd Old Hickory TN 37138	Rodriguez R. Ellison 4418 South Trace Blvd. Old Hickory, TN 37138	064-09-0-A-035.00 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, **Marcy E. Melvin, also known as Marcellina Melvin**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rodriguez R. Ellison,** unmarried, 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. 4418, on the Plan of Southfork Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6783, Page 839, and Annexation of Phase II, of record in Book 6994, Page 447, and in Instrument No. 20020327-0037726, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Southfork Condominiums, as shown on Exhibit "B" to the Annexation of Phase II to Master Deed, of record in Book 6994, Page 447, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to William S. Ross and wife, Marcy E. Melvin by deed from Barry Construction Co., a Tennessee corporation, dated October 31, 2000, recorded November 6, 2000, of record in Instrument No. 20001106-0110053, Register's Office for Davidson County, Tennessee. Final Decree of Divorce filed September 24, 2014 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 14D686.

Quitclaim Deed from William S. Ross, unmarried, to Marcy E. Melvin, also known as Marcellina Melvin, unmarried, dated August 5th, 2017, recorded August _____, 2017, of record in Instrument No. 20170816-0084199, 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 4418 South Trace Blvd, Old Hickory, TN 37138.

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 11th day of August, 2017.

Marcy E. Melvin, also known as Marcellina Melvin

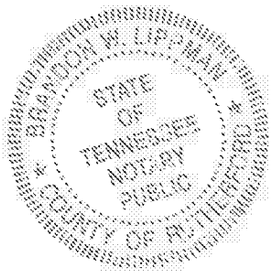
STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in GALLATIN, TN, this 11th day of August, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19



True Copy Certification

I, BRANDON W. LIPPMAN, 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 Sumner

Personally appeared before me, Penny Allison [Name of Notary], a notary public for this county and state, Brandon W Lippman [Name of person making certification] 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: 4-24-19

{Notary' Seal}

PENNY ALLISON
NOTARY PUBLIC
SUMNER COUNTY