Davidson County DEEDWARR
Recvd: 08/25/17 11:40 4 pgs
Fees:23.00 Taxes:514.30
20170825-0087556



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2017.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jessica Lynn Wright	Jessica Lynn Wright	161-01-0A-074.00-CO
5304 Edmondson Pike Apt. 4	9123 Landon House Ln.	
Nashville, TN 37211	Frederick, MD 21704	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lisa L. Ellis and Matthew Ellis, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jessica Lynn Wright, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 5304 #4, as shown on the Plan of Danbury Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by, the Master Deed of record in Book 6612, Page 75, of the Register's Office of Davidson County, Tennessee, together with and undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, rights and obligations of the Declarant and the Unit Owner and the Bylaws of the Association of Owners.

Being the same property conveyed to Lisa L. Ellis and Matthew Ellis, wife and husband by Warranty deed from John C. Overmyer and Valerie Overmyer, husband and wife of record in Instrument No. 20120425-0035469 Register's Office for Davidson County, Tennessee, dated April 23, 2012 and recorded on April 25, 2012. (Value of consideration shown in aforementioned deed $84,900.00.) Being also known as 5304 Edmondson Pike Apt. 4 Nashville, Tennessee 37211.

This is improved property known as **5304 Edmondson Pike Apt. 4, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Boundary Plat of record in Plat Book 4675, Page 65, The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Danbury Condominiums of record in Book 6612, Page 75 and as amended in Book 11460, Page 631, Charter of Danbury Homeowner's Association of record in Book 6625, Page 510, All matters set out in document including but not limited to an Easement to Country Place Associates, LTD as shown of record in Deed Book 6461, Page 530, Register's Office for Davidson County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of August, 2017.

Lisa L. Ellis by Ashley Mae Ellis Attorney in Fact
Lisa L. Ellis

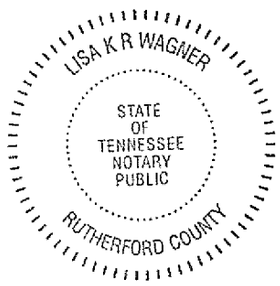
Matthew Ellis by Ashley Mae Ellis Attorney in Fact
Matthew Ellis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lisa L. Ellis and Matthew Ellis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of August, 2017.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 29, 2020



SolomonParks File No. 70170403

SP 11/2015

Exhibit "A"

Land in Davidson County, Tennessee, being all of Unit No. 5304 #4, as shown on the Plan of Danbury Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by, the Master Deed of record in Book 6612, Page 75, of the Register's Office of Davidson County, Tennessee, together with and undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, rights and obligations of the Declarant and the Unit Owner and the Bylaws of the Association of Owners.

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Being the same property conveyed to Grantor(s) herein by deed of even date and being recorded simultaneously herewith in Book _____, Page _____ (as Instrument No. _____) in the Register's of Office for Davidson County, Tennessee.

Being also known as 5304 Edmondson Pike Apt. 4, Nashville, TN 37211.

SolomonParks File No. 70170403

True Copy of Certification

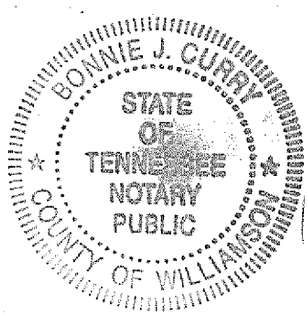
I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18