Bill Garrett Davidson County
Batch# 1329 DEEDWARR
09/15/2017 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20170915-0094622

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176772

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $187,000.00

X Elisabeth Lee Martin
Affiant

Subscribed and sworn to before me, this the 18th day of August, 2017.

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jill King and Whitney E. Jones 3015 Harpeth Springs Drive Nashville, TN 37221	New owner	141060D00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elisabeth Carden, an unmarried woman, now known as Elisabeth Lee Martin, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jill King, a single woman, and Whitney E. Jones, a single woman, as joint tenants in common with rights of survivorship,** 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. 8 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No: 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elisabeth Carden, an unmarried woman by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 24th day of September, 2003 in Instrument No. 20030924-0141359, in the Register's Office of Davidson County, Tennessee.

Elisabeth Carden and Elisabeth Lee Martin are one and the same person.

This is ☒ Improved OR ☐ Unimproved property located at: 3015 Harpeth Springs Drive, Nashville, TN 37221.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEES that I am 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 I do further

covenant and bind myself, my 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. Whenever 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, Grantor has executed this instrument on this 18th day of August, 2017.

x Elisabeth Lee Martin

Elisabeth Lee Martin
formerly known as Elisabeth Carden

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elisabeth Lee Martin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: 2-25-20

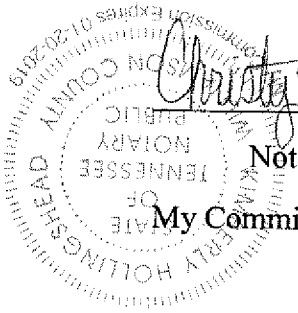
Certification of Authority

I, Kim Hollingshead, 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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Michelle Jones
Notary Public

My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).