WARRANTY DEED

Bill Garrett Davidson County
Batch# 2535 DEEDWARR
09/20/2017 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $456.95
20170920-0096263

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2017.

Notary Public

My Comm. Expires April 24, 2019

MY COMMISSION EXPIRES: 4/24/19

(AFFIX SEAL)

DOROTHY BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luther Wayne Brooks	Same	051100B03600CO
(NAME)	(NAME)	
117 Ellington Place, Unit 117		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Edward L. Coley, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luther Wayne Brooks, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND, DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 117, IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAN OF ELLINGTON PLACE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6984, PAGE 84, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE LAND SHOWN ON THE SUBDIVISION PLAT OF ELLINGTON PLACE

MORE PARTICULARLY DESCRIBED IN PLAT BOOK 6250, PAGE 829, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDWARD L. COLEY, UNMARRIED, BY WARRANTY DEED FROM LOUIS G. MILES AND WIFE, SHARON C. MILES, RECORDED ON NOVEMBER 3, 1997, OF RECORD IN BOOK 10667, PAGE 557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 117 ELLINGTON PLACE, UNIT 117, MADISON, TENNESSEE 37115.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved	property, known as	117 Ellington Place, Unit 117 Madison TN 37115				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. 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 our hands 08/25/17.

Edward L. Coley

Edward L. Coley

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12.03.19

Notary's Signature

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Edward L. Coley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/25/17.

Notary Public

My Commission Expires: _____

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
April 24, 2019