NEW OWNER:
TERESSE K. ELZIE
7408 THORNWOOD COURT
MT. JULIET, TN 37122

SEND TAX BILLS TO:
Sirva Mortgage, Inc.
6200 Oak Tree Blvd. Ste. 300
Independence, OH 44131

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1466

Map & Parcel
087020A03300

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 13997 DEEDWARR
10/16/2017 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,235.80
20171016-0105706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Four Thousand and 00/100 Dollars ($334,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WENDI M. ELLIS, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TERESSE K. ELZIE and VYRON C. ELZIE, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 59, Final Plat Cobblestone Landing Subdivision, Phase I, as shown on the plat of the same of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to WENDI M. ELLIS, unmarried by Warranty Deed from Leandrea C. Barham, unmarried, dated July 18, 2014, and of record in Instrument No. 20140723-0065230, Register's Office for DAVIDSON County, Tennessee.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01488.39709

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **7408 THORNWOOD COURT, MT. JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20050822-0099471, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 12th day of October, 2017.

Wendi M. Ellis

WENDI M. ELLIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WENDI M. ELLIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of October, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$334,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of October, 2017.

NOTARY PUBLIC

My commission expires: 2-27-2021

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

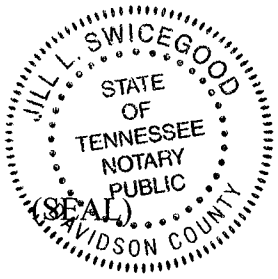
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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