Bill Garrett Davidson County
Batch# 17825 DEEDWARR
10/25/2017 11:02:15 AM 2 pgs
Fees: $13.00 Taxes: $414.40

20171025-0109417

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-24-2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Dakotah Bowers
Affiant

Subscribed and sworn to before me, this 24th day of October, 2017.

Brenda Shelby
Notary Public

My commission expires: 07-24-2019

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie Yelling	Primelending, plainscapital Co.	**034050A05400**
550 Thomas Jefferson Circle	18111 Preston Road, suite 900	
Madiosn, TN 37115	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ashley O'Donnell, a married woman, formerly known as Ashley Frederickson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Yelling

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. 54 on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Being the same property conveyed to Ashley Fredrickson, an unmarried woman, by Warranty Deed from Chiqyitha D. Fells, an unmarried woman, dated July 27, 2015, of record in Instrument No. 20150731-0075598, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 6250, page 551, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 6643, page 950, Book 4530, page 215, Instrument No. 20140114-0003779, said Register's Office.

Bylaws of record in Book 6643, page 950, amended in Book 11259, page 994, and Instrument No. 20050228-0021548, said Register's Office

Articles of Incorporation of Monticello Manor HOA of record in Book 6643, page 966, said Register's Office.

Quitclaim Deed to Monticello Manor HOA of record in Book 6716, page 749, re-recorded in Book 6717, page 362, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 550 Thomas Jefferson Circle, Madiosn, TN 37115.

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 in 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 my/our hand(s) this 23rd day of October, 2017.

Ashley O'Donnell

Ashley O'Donnell

Timothy O'Donnell

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Ashley O'Donnell and Timothy O'Donnell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2017.

Debra Paulsson

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER