THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 171114106

Bill Garrett Davidson County
Batch# 41130 DEEDWARR
12/27/2017 10:20:08 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20171227-0131028

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2017.

Notary Public
My Commission Expires: 4-28-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittney Laine Ondich	Churchill Mortgage Corporation	Tax Parcel ID No.
3225 East Lake Drive	761 Old Hickory Blvd Ste 400	108-12-0-253.00
Nashville TN 37214	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelli Markum f/k/a Kelli Markum Riggins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittney Laine Ondich , a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section 5, Trailwood of record in Plat Book 6900, Page (s) 477 through 479, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelli Louise Markum by Warranty deed from Todd R. Fullford and wife, Nicole Fullford of record in Instrument No. 20090902-0082678 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 02, 2009. (Value of consideration shown in aforementioned deed $149,900.00.)

Being the same property conveyed to Kelli Markum Riggins by Quitclaim deed from Richard Ray Riggins of record in Instrument No. 20130719-0074990 Register's Office for Davidson County, Tennessee, dated July 18, 2013 and recorded on July 19, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 3225 East Lake Drive Nashville, Tennessee 37214.

Kelli Markum Riggins having since divorced and is now known as Kelli Markum

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 477 through 479, inclusive, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4800, Page 254, Book 5753, Page 562, Book 5728, Page 298 and Book 8078, Page 521, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Deed of Conveyance of record in Book 8541, Page 219, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3225 East Lake Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of December, 2017.

Kelli Markum _____

Kelli Markum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelli Markum f/k/a Kelli Markum Riggins, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2017.

_____

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020