ADDRESS NEW OWNER: Lakesha S. Moore

117 Ellington Place
Madison, TN 37115

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 051100B03600CO

Bill Garrett Davidson County
Batch# 45664 DEEDWARR
01/08/2018 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $456.95
20180108-0002428

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Luther Wayne Brooks, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lakesha S. Moore, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly 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 6720, PAGE 332, BOOK 6984, PAGE 84 AND AMENDED IN INSTRUMENT NO. 20090603-0051203 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 Luther Wayne Brooks, from Edward L. Coley, by Warranty Deed recorded on September 20, 2017, in Instrument No. 20170920-0096263, said Register's Office.

This is property with a common address of 117 Ellington Place, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee at closing.(2) All matters appearing on the Plan of record in Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203, said Register's Office.(4) Charter for Homeowners Association in Book 7000, Page 140, said Register's Office.(5) Storm Water Detention Agreement in Book 6700, Page 315, said Register's Office.(6) Amendments to Homeowners Association Charter in Book 7291, Page 203; Book 7780, Page 215; and Book 8270, Page 507, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of January 2018.

Luther Wayne Brooks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Luther Wayne Brooks, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of January 2018.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2021

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $123,500.00.

Affiant

Subscribed and sworn before me this 5th day of January 2018.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-25-2019

Notary Public
My Commission Expires: 9/25/19

File No. 1712K324

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019