WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 19th~~ DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

DANA DEVONSHIRE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01/06/2020

Y-BR-17-3111

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Whitney Riddell and Jeremy Ellman	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
3111 Oxford Street	**6100 TOWER CIRCLE**	**072-07-0-393.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER LEE, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WHITNEY RIDDELL AND JEREMY ELLMAN, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of a portion of Lots 62 and 63, The Map of Kenmore Place of record in Plat at Instrument No. 20041115-0136949, 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 Christopher Lee, unmarried by Warranty Deed from Michael Vaughn and wife, Cassie Vaughn of record in Instrument No. 20070724-0087472, Register's Office for Davidson County, Tennessee, dated July 20, 2007 and recorded on July 24, 2007.

NOTE: THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record as Instrument Number 20041115-0136949, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160721-0075382 and Terminated in Instrument No. 20170202-0011499, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 3111 Oxford Street HOA, Inc. of record in Instrument Number 20160721-0075381, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3111 Oxford Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 51063 **DEEDWARR**
01/24/2018 01:00:48 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

Witness my hand this the 19th DAY OF JANUARY, 2018.

Christopher Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212