STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 67799 DEEDWARR
03/12/2018 12:13:30 PM 2 pgs
Fees: $13.00 Taxes: $850.63
20180312-0023112

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 8/10/2020
File No. G18-1075D

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Haley Lanier, An Unmarried Woman (NAME)	Fidelity Bank Mortgage SPLIT (NAME)	133-01-0-028.00
3106 Harlin Drive (STREET ADDRESS)	3 Corporate Square, Suite 700 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30329 (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Emily M. Ellis Chadwell, Married,** f/k/a Emily M. Ellis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haley Lanier, An Unmarried Woman,** 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 Lot(s) 30-A, as shown on the map entitled plan of RESUBDIVISION OF LOTS NO. 30 of the H.G. McNabb Subdivision, of record in Plat Book 5190, Page 391, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Emily M. Ellis, unmarried woman from Thomas C. Coursey, married, by Warranty Deed dated October 20, 2016, as Instrument No. 20161021-0111258, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5190, page 391, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3106 Harlin Drive, Nashville, TN 37211.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 8th day of March, 2018.

Emily M. Ellis Chadwell

March 08, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Emily M. Ellis Chadwell, Married, the bargainor(s), 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, this 8th day of March, 2018.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY
COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, **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**.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and **state, Penny** Y. Ray 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: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201803120023112