Bill Garrett Davidson County
Batch# 84464 DEEDWARR
04/25/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $995.29
20180425-0038787

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2896240

Return to:

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF ~~Williamson~~ Sumner)

The actual consideration or value for this transfer, whichever is greater, is $ 268,995.00 .

Affiant

Subscribed and sworn to me, this the 24th day of April, 2018.

Notary Public

My commission expires: OCT 2 0 2020

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
2572 Val Marie Drive MADISON, TN 37115	Eli K. Ellison Deborah J.Ellison	NEW OWNER	034-07-0C-008.00-CO

THIS INDENTURE is made effective the 27 day of February, 2018, by **LaKeisha E. Faggett and husband Jimmy L. Faggett, II,** First Parties, for the purpose of conveying the premises described herein to Eli K. Ellison and Deborah J. Ellison, Husband and Wife Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 36 on the Plan of The Enclave At Twin Hills Subdivision, A Horizontal Property Regime (with Private Elements) of record in Exhibit "C" in the Master Deed and ByLaws at Instrument No. 20080821-0086071, as amended in 20151112-0115172 and 20151217-0127190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, along with that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, of record in Instrument Number 20030723-0102986, in said Register's Office..

Being a portion of the same property conveyed to Lakeisha E. Whiting, an unmarried woman by Warranty deed from Domus Builders, LLC of record in Instrument No. 20160630-0066637 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 30, 2016. Being the same property conveyed to Donald R. Barrett, Jr, Trustee by Quitclaim Deed from Lakeisha E. Whiting (n/k/a Lakeisha E. Faggett) of record in Instrument No. 20170810-0082123, Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 15, 2017 and within the same deed the said Donald R. Barrett, Jr, Trustee conveyed his interest in the subject property to LaKeisha E. Faggett. Being the same property conveyed to Donald R. Barrett, Jr, Trustee by Quitclaim Deed from Lakeisha E. Whiting (n/k/a Lakeisha E. Faggett) of record in Instrument No. 20170815-0083610, Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 15, 2017 and within the same deed the said Donald R. Barrett, Jr, Trustee conveyed his interest in the subject property to LaKeisha E. Faggett and husband Jimmy L. Faggett, II as tenants by the entirety.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and ByLaws for The Enclave At Twin Hills, A Horizontal Property Regime (with Private Elements) at Instrument No. 20080821-0086071, as amended in 20151112-0115172 and 20151217-0127190; Covenants, Conditions and Restrictions of record in Book 6628, Page 577, amended in Book 6646, page 543, Book 10672, page 743 and Instrument No. 20010817-0089318, Restrictions recorded at Instrument No. 20030611-0080857, amended in Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected in Instrument No. 20050729-0088636 and 20080721-0074557, as amended in Instrument No. 20150709-0066722; Plan of record as Instrument Number 20071221-0146647, revised at Instrument Number 20080117-0005451; Storm Water Detention Agreement of record in Instrument Number 20060104-0001185; Easement for Sanitary Sewers of record in Book 6861, Page 948; Easement Deed of record in Instrument Number 20120228-0017172; Minerals of whatsover kind of record in Instrument Number 20130117-0005502 , all in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

LaKeisha E. Faggett

LaKeisha E. Faggett

Jimmy L. Faggett, II

STATE OF Illinois)
COUNTY OF Peoria)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **LaKeisha E. Faggett**, 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 SEAL AT OFFICE, in Peoria County, this the 27 day of February, 2018.

Stephanie Davis
NOTARY PUBLIC

My Commission Expires: 7-8-20

OFFICIAL SEAL
STEPHANIE DAVIS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 07-08-2020

STATE OF Illinois)
COUNTY OF Peoria)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jimmy L. Faggett, II**, 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 SEAL AT OFFICE, in Peoria County, this the 27 day of February, 2018.

Stephanie Davis
NOTARY PUBLIC

My Commission Expires: 7-8-20

OFFICIAL SEAL
STEPHANIE DAVIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07-08-2020

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

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