This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Bill Garrett Davidson County
Batch# 97576 **DEEDWARR**
05/29/2018 10:44:43 AM 2 pgs
Fees: $13.00 Taxes: $471.75

20180529-0050825

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Affiant

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 25th day of May, 2018.

Notary Public
My commission expires: 11-3-2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
JACOB NEVILLE	NEW OWNER	051-10-0-B 024.00CO
110 ELLINGTON PLACE		
MADISON, TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER GAIL WILSON, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **JACOB NEVILLE, UNMARRIED, AND KIMBERLY S. NEVILLE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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 UNIT 110 ON THE PLAN OF ELLINGTON PLACE CONDOMINIUMS, ON THE MASTER DEED OF RECORD IN BOOK 6984, PAGE 84 AND ON THE PLAN OF RECOR IN PLAT BOOK 6250, PAGE 829, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER GAIL WILSON, UNMARRIED, BY WARRANTY DEED FROM PETER A CORTEVILLE AND WIFE, DEBORAH J. CORTEVILLE, DATED MARCH 30, 2005, RECORDED APRIL 26, 2005 OF RECORD IN INSTRUMENT 20050426-0046174, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 11O ELLINGTON PLACE, MADISON, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed

of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 24th day of May, 2018.

JENNIFER GAIL WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JENNIFER GAIL WILSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 24th day of MAY, 2018.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

