THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180516346** Bill Garrett Davidson County Batch# 111340 **DEEDWARR** 07/02/2018 10:18:15 AM 2 pgs Fees: $13.00 Taxes: $884.30 20180702-0063716	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $239,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2018. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ashley E. Hurley 5446 Edmondson Pike Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-09-0A-014.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Liza Collins Ellis n/k/a Liza Collins Emch, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley E. Hurley, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5446 , on the Horizontal Property Regime for Brighton Village, as recorded in the Master Deed of record in Instrument No. 20080117-0005582, amended in Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LIZA COLLINS ELLIS and JARED LYNN ELLIS, by deed from LYDIA K. WEEMS FORMERLY KNOWN AS LYDIA K. YATES and husband, CHARLES J. WEEMS, of record in Instrument No. 20140423-0034265 , dated April 15, 2014 , said Register's Office.

Being further conveyed to LIZA COLLINS ELLIS by quitclaim deed from LIZA COLLINS ELLIS and JARED LYNN ELLIS, of record in Instrument No. 20160815-0084767, dated August 1, 2016, said Register's Office.

Grantor warrants that subject property is not her marital residence and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 161-09-0A-014.00 CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Master Deed establishing Brighton Village of record as Instrument No. 20080117-0005582 and amended as Instrument No. 2008080-0081965, and as corrected as Instrument No. 20110520-0038914, said Register's Office.
Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register' s Office.
Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register' s Office.
Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366, in said Register' s Office.
Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402, in said Register' s Office.

This is improved property located at 5446 Edmondson Pike Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2018.

Liza Collins Emch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Liza Collins Emch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018