

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/6/20

Bill Garrett Davidson County
Batch# 124811 **DEEDWARR**
08/06/2018 11:00:05 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180806-0076922

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michele A. Elliott	New owner	097020A5110CO
(NAME)	(NAME)	
3121 Cedar Cottage Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		

Warranty Deed

For and in Consideration of the sum of $230,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sarah Gatti, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michele A. Elliott,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

unmarried

Land in Davidson County, Tennessee, being Lot No. 511 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Surveyors Certificate of Correction in Instrument No. 20160310-0022987, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Gatti, an unmarried woman, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument Number 20160721-0075072, said Register's Office.

This property is __unimproved _X_improved property known as: 3121 Cedar Cottage Drive, Nashville, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RU-18-3121

Witness our hands this 2nd day of August, 2018.

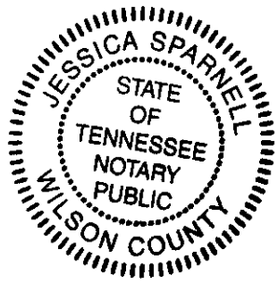
Sarah Gatti

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Gatti, the herein bargainor, 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 the 2nd day of August, 2018.

Notary Public
My Commission Expires: 5-2019



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122