Bill Garrett Davidson County
Batch# 125111 DEEDWARR
08/07/2018 09:56:54 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20180807-0077426

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
Williamson
B18-1694

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

MARIA MENDIOLA
Notary Public, State of Texas
Notary ID# 12530755-9
My Commission Expires 09-13-2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 31, 2018

Notary Public
Commission Expires: 9/13/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas J. Elmlinger 818 Beazer Lane Antioch, TN 37013	New Owner	163-11-0C-050.00-C

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Lynette Rene Brehm, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas J. Elmlinger

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 Unit No. 50 on the Plan of Revised, Bell Forge Village III, Section Five of record in Plat Book 6900, Page 632, and amended in Book 7524, Page 552, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with interest in common areas.

Being the same property conveyed to Elise Elinor, an unmarried woman by Warranty deed from Pamela R. Stephens, a single woman of record in Instrument No. 20131203-0122874 Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 03, 2013.

Being the same property conveyed to Lynette Rene Brehm, a single woman by Warranty deed from Elise Elinor, unmarried of record in Instrument No. 20161208-0129002 Register's Office for Davidson County, Tennessee, dated December 01, 2016 and recorded on December 08, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 818 Beazer Lane, Antioch, TN 37013

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 30, 2018.

Lynette Rene Brehm

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynette Rene Brehm** 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 at Dallas, (city) Texas this 30th day of July, 2018.

MARIA MENDIOLA
Notary Public, State of Texas
Notary ID# 12530755-9
My Commission Expires 09-13-2020

(Notary Seal)

M. Mendiola
Notary Public
My Commission Expires: 9/13/2020