THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817349

Bill Garrett
Batch# 134622
08/29/2018 09:34:19 AM
Fees: $13.00 Taxes: $1,198.80

Davidson County
DEEDWARR
2 pgs

20180829-0085550

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $324,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Casey Bevis 80 P Haynes Lane Savannah, TN 38372	New Owner	Tax Parcel ID No. 161-13-0B-326.00 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, **Whitney A. Ellis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey Bevis, a married man**, ("Grantee"), his 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. 326, on the Horizontal Property Regime with Private Elements for Creekside of Brentwood, as established in the Amended and Restated Master Deed of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and further amended in Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to WHITNEY A. HOLLAND, by deed from KEVIN R. JORDAN, of record in Instrument No. 20150506-0041237, dated May 4, 2015, said Register's Office. Whitney A. Holland having since married and is now known as Whitney A. Ellis.

Brady T. Ellis joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 161-13-0B-326.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, said Register's Office.

Access and Utility Easement of record in Instrument No. 20040305-0025839, said Register's Office.

Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, said Register's Office.

Easement(s) of record in Instrument No. 20040305-0025834, said Register's Office.

Easement(s) of record in Book 9444, page 27, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20090730-0071237, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, page 755 and Book 7250, page 758, said Register's Office.

Subject to Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, page 486, said Register's Office.
Grant of Transmission Line Easement of record in Book 2438, page 376, said Register's Office.

This is improved property located at 326 Shady Creek Lane 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 24th day of August, 2018.

Whitney A. Ellis

Brady T. Ellis

STATE OF Georgia)

COUNTY OF Henry)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whitney A. Ellis and Brady T. Ellis, 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 24th day of August, 2018.

Notary Public

My Commission Expires: February 11, 2019

