# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Katherine Olivia Ellenburg and Phillip Ellenburg | New Owner | 173 09 0A 490.00 |
| (NAME) | (NAME) NEW OWNER | |
| 8804 Deacons Ln. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Y Johnson Davidson County
Batch# 144076 **DEEDWARR**
09/24/2018 08:43:09 AM 2 pgs
Fees: $13.00 Taxes: $980.13

20180924-0094063

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Adam Herrington and wife Brittan Herrington**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katherine Olivia Ellenburg, an unmarried, and Phillip Ellenburg, a married, asjoint tenants with right of survivorship**, 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 Lot No. 424 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Herrington and wife, Brittan Herrington by Warranty Deed from Kimberley Smith, an unmarried woman dated September 25, 2015 and recorded September 28, 2015 in Instrument No. 20150928-0098153, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8804 Deacons Ln., Nashville, TN 37211

File Number: FRN-186828SSO

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 do covenant with the said Grantees that we are lawfully seized 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; 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 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 our hands this 20th day of September, 2018

Adam Herrington by Diane Crawford, his Attorney in Fact

Adam Herrington
By Diane Crawford as Attorney-in-Fact

Brittan Herrington by Diane Crawford, her Attorney in Fact

Brittan Herrington
By Diane Crawford as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam Herrington, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Adam Herrington, for the purposes therein contained.

Witness my hand and official seal this the 20th of September, 2018.

Notary Public

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022 WILLIAMSON COUNTY

My Commission Expires:

(SEAL)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brittan Herrington, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Brittan Herrington, for the purposes therein contained.

Witness my hand and official seal this the 20th of September, 2018.

Notary Public

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022 WILLIAMSON COUNTY

My Commission Expires:

(SEAL)

File Number: FRN-186828SSO