Karen Y Johnson Davidson County
Batch# 152075 DEEDWARR
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Fees: $13.00 Taxes: $653.05
20181017-0102963

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tammy Ellis 8006 Ridgewood Road Goodlettsville, TN 37072	Primary Residential Mortgage, Inc. 1480 No. 2200 West Salt Lake City, UT 84116	0099000-208.00

THIS INDENTURE, made this 10th day of October, 2018 between

Jason Herrell, a married man and Joanne Cacciotti, a married woman

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Tammy Ellis, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Tract No. 1 of a part of the T. J. Wilkinson Estate located in the 14th Civil District of Goodlettsville, Davidson County, Tennessee, and is a more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc., dated October 25, 1995, as follows:

Beginning at an iron rod (new) in the northerly margin of Ridgewood Road marking the southeast corner of the Carl K. Keaton Property as of record in Deed Book 2639, Page 419, Register's Office for Davidson County, Tennessee, and the southwest corner of this described tract; thence, leaving said margin with the common line of said property, North 04 deg. 00' 00" East 577.58 feet to an iron rod (new) marking the northwest corner of this described tract; thence, with an existing old fence line along the northerly line of this described tract, South 89 deg. 02' 54" East, 537.97 feet to an iron rod (new) marking the northeast corner of this described tract and the northwest corner of Tract No. 2; thence, with the common line of said tracts, South 33 deg. 59' 20" West, 781.03 feet to an iron rod (new) in the northerly margin of Ridgewood Road; thence, with said margin with a curve to the left having a chord bearing of N 60 degrees 25' 17" West, 162.78 feet, a radius of 501.83, feet and a distance of 163.50 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Jason Herrell, a married man and Joanne Cacciotti, a married woman as tenants in common by Warranty Deed dated 2/28/18 from Roger E. Bowen, unmarried and Kenneth L. Bowen, unmarried, of record in Instrument No. 20180302-0019693, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8006 Ridgewood Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jason Herrell

Joanne Cacciotti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason Herrell and Joanne Cacciotti, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of October, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $176,500.00.

Affiant

Sworn to and subscribed before me, this 10th day of October, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County