Karen Y Johnson Davidson County
Batch# 154327 DEEDWARR
10/26/2018 11:03:29 AM 2 pgs
Fees: $13.00 Taxes: $947.20
20181026-0106241

Return to: **American Title & Escrow Services**
134 Frierson Street
Brentwood, TN 37027

SLTE#1658

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joshua Ellison and wife, Angela Ellison	(NEW OWNERS)	Map 187-05-0A-
1105 Frewin Street		Parcel 084.00CO
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lauren Nicole Brassfield, unmarried,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Joshua Ellison and Angela Ellison, husband and wife,** (The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 184, on the Plan of BURKITT SPRINGS, PHASE TWO, of record in Plat Instrument No. 20150205-0011089, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren Nicole Brassfield, unmarried by warranty deed dated April 27, 2016 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160502-0042838, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2019 Taxes, not yet due and payable.
2. Restrictions for stormwater facilities and systems of record in Instrument No. 20130514-0078379, said Register's Office.
3. Restrictions for Burkitt Springs of record in Instrument No. 20140110-0002949, amendments in Instrument Nos 20150908-0091208, 20160126-0007545, 201701180-005499 and in 20170925-0097954, said Register's Office.
4. Restrictions for detached structure of record in Instrument No. 20150601-0050466, said Register's Office.
5. Any and all matters appearing on the plan of record in Plat of record in Plat Instrument No. 20150205-0011089, said Register's Office.

This is improved property commonly known as **1105 Frewin Street, Nolensville, TN 37135.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $256,000.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 2018.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

Notary public:
My commission expires: 8.4.20

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of October, 2018.

LAUREN NICOLE BRASSFIELD

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LAUREN NICOLE BRASSFIELD** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 25th day of October, 2018.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY