Karen Y Johnson Davidson County
Batch# 164879 DEEDWARR
11/26/2018 03:27:33 PM 2 pgs
Fees: $13.00 Taxes: $843.60
20181126-0115304

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Novlette Smith
4377 Baton Rouge Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgage Investors Group
8320 E. Walker Springs Lane #200
Knoxville, TN 37923

MAP/PARCEL 075-07-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason T. Eli and wife, Samantha M. Eli, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto Novlette Smith, an unmarried woman, **hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section 1, Highlands of Tulip Grove of record in Plat Book 4675, Page 26, 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 Jason T. Eli and wife, Samantha M. Eli by Warranty deed from Eleanor Jean Campbell, unmarried of record in Book 9405, page 775, Register's Office for Davidson County, Tennessee, dated June 29, 1994 and recorded on July 13, 1994.

Being also known as 4377 Baton Rouge Drive Hermitage, Tennessee 37076.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 20th day of November, 2018.

WITNESS MY HAND on this the 20th day of November, 2018

Jason T. Eli

Jason T. Eli

Samantha M. Eli

Samantha M. Eli

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason T. Eli and Samantha M. Eli,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of November, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $228,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180843