This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3021

Karen Y Johnson Davidson County
Batch# 171369 **DEEDWARR**
12/07/2018 08:17:52 AM 2 pgs
Fees: $13.00 Taxes: $741.85

20181207-0119285

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,500.00

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2018

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan E. Ivie 4846 Bevendean Drive, C-14 Nashville, TN 37211	NEW OWNER	161-9-A-82.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Elizabeth J. Llewellyn-Maxwell, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Susan E. Ivie, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. C-14, together with the appurtenant interest in the common elements of Brighton Village, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Brighton Village, of record in Instrument No. 20080117-0005582; as amended in Instrument No. 20080808-0081965 and in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Brighton Village attached as Exhibit to the aforementioned Master Deed, as amended, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brighton Village provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Elizabeth J. Llewellyn, an unmarried person by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated June 30, 2009, recorded July 1, 2009, of record in Instrument No. 20090701-0061513, Register's Office for Davidson County, Tennessee.

David Maxwell joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This Instrument executed on behalf of Elizabeth J. Llewellyn-Maxwell "Principal") by David Maxwell pursuant to the Power of Attorney of record in Instrument Number 20181207-0119285 4, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4846 Bevendean Drive, Unit C-14, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever used, the singular number 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 29th day of November, 2018.

GRANTOR:
Elizabeth J. Llewellyn-Maxwell by [signature] as her Attorney-in-fact
Elizabeth J. Llewellyn-Maxwell by David Maxwell as her Attorney-in-Fact

[signature]
David Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Maxwell the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Elizabeth J Llewellyn- Maxwell ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of November, 2018.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

[signature]
Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Maxwell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of November, 2018.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

[signature]
Notary Public
My Commission expires: 9-24-22