Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Name and Address of New Owner:
Mark George and Amal George
7385 Sugarloaf Drive
Nashville, TN 37211

Send Tax Bills To:
Envoy Mortgage, LTD
10496 Katy Freeway, #250
Houston, TX 77043

This Instrument Prepared By:
Bell Law Settlement Services, LLC
3102 West End Avenue Ste 400
Nashville, TN 37203

Map & Parcel No: 181-01-0B-192.00-CO

Karen Y Johnson Davidson County
Batch# 174639 DEEDWARR
12/17/2018 09:55:16 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20181217-0122241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charlotte Ellerby, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark George and Amal George, husband and wife as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A 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. 110 on the Plan of Section Three, Addition to Sugar Valley. RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charlotte Ellerby, unmarried by Warranty Deed from Yazdian Construction, Inc., a Tennessee corporation, recorded on August 11, 2006, of record in Instrument No. 20060811-0099329, Register's Office for Davidson County, Tennessee.

This is improved property known as 7385 Sugarloaf Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of December, 2018.

(SEAL)
Charlotte Ellerby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2018, before me personally appeared Charlotte Ellerby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13th day of December, 2018.

Notary Signature
My commission expires: 7/9/22

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amal George
(Affiant)

Sworn to and subscribed before me this
13th day of December, 2018.

Notary Public
My commission expires: 10-3-2020
File No. 2018-18

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY