WARRANTY DEED

Karen Johnson Davidson County
Batch# 192083 **DEEDWARR**
02/05/2019 03:14:57 PM 2 pgs
Fees: $13.00 Taxes: $847.30

20190205-0011101

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY. 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Jonathan Ellett	Same as New Owner	
(NAME)	(NAME)	
2834 Surrey Road		09610004100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We John C. Milan and Lisa A. Milan, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Jonathan Ellett and Rosa M. Ellett, husband and wife, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Donelson Heights, of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John C. Milan and Lisa A. Milan, husband and wife by Warranty Deed from Danny L. Ross, Sr., unmarried, dated July 22, 2015 and recorded July 31, 2015 of record in Instrument No. 20150731-0075886, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Book 1537, Page 481, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Agreement, including terms and conditions thereof as recorded in Book 6233, Page 16, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2834 Surrey Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 1ST DAY OF FEBRUARY, 2019.

John C. Milan

Lisa A. Milan

State of ~~Tennessee~~ Florida

County of ~~Wilson~~ Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Milan and Lisa A. Milan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of February, 2019.

Notary Public:

My Commission Expires: 4/15/22

Katherine Ann Robinson-Buchanan

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

KATHERINE ANN ROBINSON-BUCHANAN
Notary Public - State of Florida
Commission # GG 182795
My Comm. Expires Apr 15, 2022
Bonded through National Notary Assn.