Name and Address of New Owner:
Ashley Ellis
109 Cedarwood Lane, Madison, TN 37115

Send Tax Bills To:
Ashley Ellis
109 Cedarwood Lane, Madison, TN 37115

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 249257 DEEDWARR
06/27/2019 09:18:30 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20190627-0062233

Map & Parcel No: 043-02-0A-109.00-CO

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, **Tristan Lane, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashley Ellis,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 109, Building B on the plan of Cedarwood Courtyard Homes, Phase One, as of record in Plat Book 5200, Page 61, with Clarification of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee.

Together with the appurtenant in interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tristan Lane, a single man by Warranty Deed from Phil Hoeppner, a single man, recorded on December 26, 2018, and of record in Instrument No. 20181226-0124690, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phil Hoeppner by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2, by Washington Mutual Bank as Attorney in Fact, a corporation organized and existing under the laws of the United States, dated May 2, 2008, and recorded on June 06, 2008, of record in Instrument No. 20080606-0058290, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Cedarwood Lane, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 15th day of June, 2019.

Tristan Lane (SEAL)
Tristan Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2019, before me personally appeared Tristan Lane, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2019.

Notary Signature
My commission expires: 3-8-2021

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 $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of June, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-360

True Copy Certification

I, Dellara Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellara Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19