This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 274358 DEEDWARR
08/21/2019 09:10:02 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20190821-0083819

NEW OWNER:
SHEILA MCELHANEY
2628 Houston Cane
Whites Creek TN 37189

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
040-09-0A-008.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Feller and Emily Feller, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **SHEILA MCELHANEY, AN UNMARIED WOMAN,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, Whites Creek Manor, as shown on plat of record in Instrument No. 20061130-0148061, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Feller and Emily Feller, husband and wife, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, Freddie Mac, dated 2/6/2015 and recorded 3/12/2015, of record in Instrument No. 20150312-0021100, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Jason Feller and Emily Feller, husband and wife,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Jason Feller and Emily Feller, husband and wife,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 2628 Houston Ln., Whites Creek, TN 37189

Executed on this 19th of August, 2019.

Jason Feller

Emily Feller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Jason Feller and Emily Feller, husband and wife,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 19th of August, 2019.

Notary Public

My Commission Expires: 4/23/23

EDWARD B. BALDWIN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 19th of August, 2019.

Notary Public

My Commission Expires: 1/23/23

EDWARD B. BALDWIN, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON