Karen Johnson Davidson County
Batch# 278149 DEEDWARR
08/30/2019 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190830-0088044

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 28 day of August, 2019.

Notary Public
My commission expires:

REBECCA ROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-20-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Levi Matthew Christiansen 1100 Birdsall Street Old Hickory, TN 37138	Mortgage Investors Group 8320 E. Walker Springs Lane Ste. 200 Knoxville, TN 37923	044-15-0 387.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LELAND J. ELLIOTT AND JENNIFER L. ELLIOTT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASEY L CHRISTIANSEN AND LEVI M CHRISTIANSEN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Village of Old Hickory, Section B, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Leland J. Elliott and Jennifer L. Elliott, Husband and Wife by Warranty Deed from Beverly L. Davis, an unmarried woman, and John T. Davis and Bobbie Davis, husband and wife, dated 02/12/2015, of record in Instrument No. 20150220-0014904, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1100 Birdsall Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 28 day of August, 2019.

Leland J. Elliott

Jennifer L. Elliott

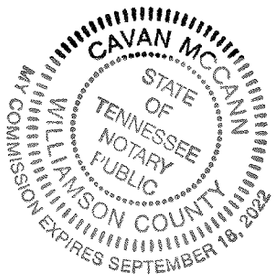
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leland J. Elliott and Jennifer L. Elliott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of August, 2019.

My commission expires: 9/18/22

Notary Public



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022