PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Name and Address of New Owner:
Amber Lynn Elvin
737 Tulip Grove Road
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 474569 DEEDWARR
09/14/2020 09:45:28 AM 2 pgs
Fees: $13.00 Taxes: $873.20
20200914-0104256

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 075120C02000CO

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, **Vonda S. Lane, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amber S. Elvin, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot and Unit No. 202, Building No. 2 as shown on the Brookside Park (Villa) Townhomes, Phase Two, A Horizontal Properly Regime with Private Element, of record in Inst. No. 20001010-01000359, 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 Vonda S. Lane, unmarried by Quitclaim Deed from Vonda S. Kellett, unmarried dated June 29th 2011 and recorded July 5th 2011 of record in Instrument No. 20110705-0051274, said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Vonda S. Kellett, unmarried by Warranty Deed from Patricia A. Green, unmarried dated August 29th 2008 and recorded September 2nd 2008 of record in Instrument No. 20080902-0089887, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 737 Tulip Grove Road, Hermitage, TN 37076

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 8th day of September, 2020.

Vonda S Lane (SEAL)
Vonda S. Lane

STATE OF Florida
COUNTY OF FLAGLER

On this 8th day of September, 2020, before me personally appeared Vonda S. 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 8th day of September, 2020.

Jeanette Kingsley
Notary Signature
My commission expires: 5 Aug 2024

JEANETTE ASUNCION KINGSLEY
Notary Public - State of Florida
Commission # HH 028436
My Comm. Expires Aug 5, 2024
Bonded through National Notary Assn.

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 $236,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kim Murray
(Affiant)

Sworn to and subscribed before me this
8th day of September, 2020.

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Robin S. Edwards
Notary Public
My commission expires: 3/25/2023
File No. 20-1352