WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2020

Notary Public

MY COMMISSION EXPIRES: 2-8-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 497702 DEEDWARR
10/19/2020 08:09:32 AM 2 pgs
Fees: $13.00 Taxes: $583.68

20201019-0120992

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 NUMBERS
Kayla Ervin	Kayla Ervin	051-10-0-B-009.00CO
(NAME)	(NAME)	
159 Ellington Place	SAME	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I **Elizabeth C. Johnson, An unmarried women** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kayla D Ervin, Married women** hereinafter called the GRANTEE(S), his/her/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 Unit No. B-159, together with the appurtenant interest in the common elements of ELLINGTON PLACE CONDOMINIUM, a horizontal property regime established by Master Deed of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson county, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, and by the plan of record in Plat Book 6250, Page 829, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Elizabeth C. Johnson, an unmarried woman by Warranty Deed dated 05/29/2015 from Connie R. Taylor, married of record in Instrument 201506030051828, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 6984, Page 84, as amended of record in Instrument 200906030051203, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 6700, Page 315, Register's Office for Davidson County, Tennessee. Right of Way Easement of record in Book 6772, Page 477, Register's Office for Davidson County, Tennessee. Deeds of Conveyance of record in Book 7461, Page 874 and Book 7461, Page 877, Register's Office for Davidson County, Tennessee. Charter of Ellington Place Homeowners Association of record in Book 7000, Page 140, Book 7291, Page 203, Book 7780, Page 215 and Book 8270, Page 507, 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 ☒ 159 Ellington Place, Madison, TN 37115

(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 12th day of October, 2020.

Elizabeth C. Johnson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth C. Johnson, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of October, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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