THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow, Corp. 2 Cadillac Drive Brentwood, Tn. 37027 P20-9223-PILK	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **148,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JANUARY, 2021. Notary Public MY COMMISSION EXPIRES: 7-5-21 (AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 7-5-2021

Karen Johnson Davidson County
Batch# 566464 DEEDWARR
02/03/2021 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $547.60
20210203-0015443

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emerald Kelly	Regions Bank ~~NEW OWNER~~	
204 Ellington Pl	2056 Parkway Office Circle	051-10-0B-045.00-CO
Madison, TN 37115	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mitchell D. Head, a single man,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emerald Kelly, unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 204, on the plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6270, page 332, Book 6984, page 84, Book 6618, page 599, and Instrument No. 20090603-0051203, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, page 829, in the 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 Mitchell D. Head, a single man by Warranty deed from G. David Dodd, a single man of record in Instrument No. 20170403-0032035 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **204 Ellington Pl, Madison, TN 37115.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 7th day of January, 2021.

Mitchell D. Head

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mitchell D. Head, a single man,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of January, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022