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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 90

Notary Public

MY COMMISSION EXPIRES: 5/24/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Ellis, Sr. (NAME)	National Mortgage Company (NAME)	MAP 137
2012 Granny Wright Lane (ADDRESS)	4041 Knighh Arnold Road (ADDRESS)	PARCEL 85
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	4D-21265

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, Joseph Frank Carrillo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Ellis, Sr. and wife, Melissa Ellis

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:

Beginning at a point in the center of Old Granny Wright Lane at a railroad spike, the said point 25 feet north of the northeast corner of a tract of land now owned by C.D. Boner; thence with the center of said Old Granny Wright Lane S 82 deg. 59 min. E 69.70 feet to a railroad spike in the center of the said Old Granny Wright Lane; thence S 5 deg. 41 min. 04 sec. W 675.00 feet to an iron stake in the westerly margin of the New Granny Wright Lane; thence S 7 deg. 14 min. 20 sec. W 177.22 feet to an iron stake; thence N 1 deg. 41 min. E 855.9 feet to the point of beginning.

Being the same property conveyed to Joseph Frank Carrillo, unmarried by deed from Sue Carol Brakefield, a widow of record in Book 7299, page 211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

Roadway Easement to the U.S.A. of record in Book 3835, page 282, Register's Office for said County.

Grant of Transmission Line Easement of record in Book 4428, page 562, Register's Office for said County.

7135 07/05 0101 03CHECK 188.50

This is unimproved ( ) improved (X) property, known as 2012 Granny Wright Lane, Hermitage, Tennessee 37076
(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 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 28th day of June, 19 90

Joseph Frank Carrillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Frank Carrillo, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 19 98

Commission expires 5/24/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

39060

IDENTIFICATION

JUL 5 8 15 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

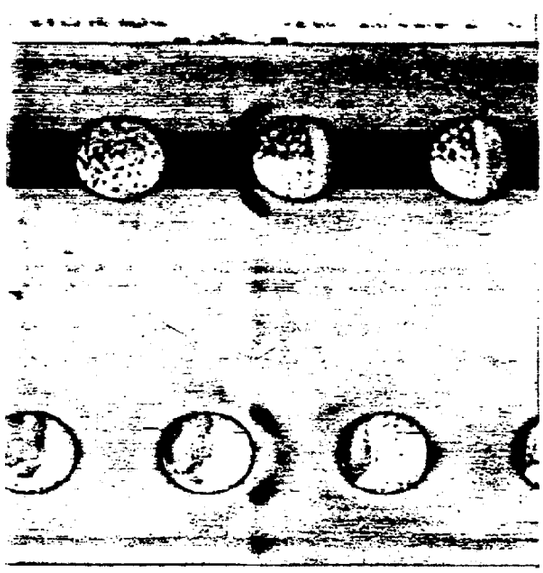
WARRANTY DEED

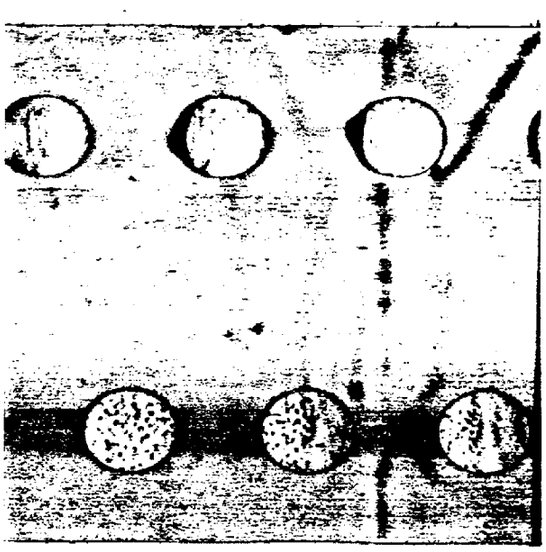
FROM
Joseph Frank Carrillo

TO
John L. Ellis, Sr. and wife, Melissa Ellis

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 181.50
PRFEE 1.00
MTEED 6.00
TOTAL 188.50
CHECK 188.50

07/05/90 01 08:17 0001 7235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39060

IDENTIFICATION REFERENCE

JUL 5 8 15 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334120