# WARRANTY DEED

BOOK 11420 PG. 792

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 1999

Notary Public

MY COMMISSION EXPIRES: June 4, 2002.
(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

mail - Henry R. Allison, III, 116 Wilson Pike, Suite 206, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Keith P. Ellis | Keith P. Ellis | 53-16.00 |
| (NAME) | (NAME) | |
| 840 Stone Hedge Drive | 840 Stone Hedge Court | 53-16 - MAP |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Old Hickory, TN 37138 | 253.00 - PARCEL |
| (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,

**Shaun O. Lyons and wife, Colleen M. Lyons**

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Keith P. Ellis and wife, Penny A. 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:

Being Lot No. 34 on the plan of Stone Hedge Subdivision, Section 3, as of record in Plat Book 9700, page 219, and as amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shaun O. Lyons and wife, Colleen M. Lyons by deed from Universal Builders, LLC, dated December 29, 1997 and filed for record in Book 10755, page 435, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 840 Stone Hedge Court, Old Hickory, TN 37138
(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.

99 APR -7 AM 9:59
DAVIDSON COUNTY REGISTER
SILL HARRIS

0570979
IDENTIFICATION REFERENCE

8955 04/07 0101 03CHECK 401.35

(1)

WITNESS MY HAND THIS 30th DAY OF MARCH, 1999



Shaun O. Lyons

Colleen M. Lyons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Shaun O Lyons and wife, Colleen M. Lyons, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of March, 1999.

Commission expires: June 4, 2002

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Joseph K. Gregory Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11420 PG. 794

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

0570979

IDENTIFICATION REFERENCE

99 APR -7 AM 9:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 105500.00 |
| CON TX | 390.35 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 401.35 |
| CHECK | 401.35 |

04/07/99 01 10:01 0001 89:

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1447973