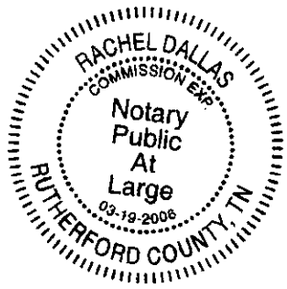
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/03 19:39 2pgs
Fees:13.00 Taxes:278.98

20030513-0064952

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ryan Ellis	ABN AMRO Mortgage Group, Inc.	Map 150-03, Parcel 135.00
(NAME) 3109 Justin Towne Court	(NAME) 2600 W. Big Beaver Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Troy Michigan 48084	
(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, Sharon D. Buell and husband Phillip Buell HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ryan Ellis, a Single Man , 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. 7A on the Plan of Justin Towne Section 2 , as shown by plat of record in Plat Book 5200, page 459 and re-recorded as Zone Lot Division of Lots 6, 7 and 30 in Book 5200, page 618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sharon D. Dye, unmarried (a/ka/a Sharon D. Buell by deed from Carol Marie Wolf f/k/a Carol Balint and husband, Michael D. Wolf of record in Deed Book 9169, page 302, Register's Office for said County.

Phillip Buell joins in this conveyance to convey any and all rights he may have in this property.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 5986, Page 30; Deed Book 6171, page 413; Deed Book 6067, page 474; Deed Book 6182, page 903; Deed Book 6069, page 33; Deed Book 5986, page 30; Deed Book 6116, page 184 and in Deed Book 6145, page 443, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5200, Page 618, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 3109 Justin Towne Court, Antioch, TN 37013

(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/our hand(s) this 1st day of May, 2003.

Phillip Buell

Sharon D. Buell

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sharon D. Buell and Phillip Buell the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/1/2003

My Commission Expires:_____

Notary Public

RACHEL DALLAS
COMMISSION EXP
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN

File Number2304330
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167