Davidson County DEEDWARR
Recvd: 03/26/04 14:45 2pgs
Fees:13.00 Taxes:629.00

20040326-0034454

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Gregory O'Loughlin	E*Trade Mortgage Corporation	62-13
1410 Hemlock Avenue	3353 Michelson Drive 2nd Floor	GROUP
Nashville, Tennessee 37216	Irvine, CA 92612	PARCEL 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *******One Hundred Seventy Thousand Dollars and Zero cents ($170,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Danny Keith Ellis, a single person and Shelia J. Pugh, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory O'Loughlin, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 2 in Geo. I. Waddy's River Bluff Subdivision of the W.M. Morgan 18.25 acre tract as of record in Book 843, ,page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 100.0 feet on the west side of Hemlock Avenue and runs back between parallel lines 200.0 feet to Williams Ferry Road.

BEING the same property conveyed to Danny Keith Ellis and Shelia J. Pugh by deed from Citibank, N.A., as Trustee, of record as Instrument No. 20031124-0170349 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1410 Hemlock Avenue, Nashville, TN 37216

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 our hands this 19th day of March, 2004.

Danny Keith Ellis

Shelia J. Pugh

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Danny Keith Ellis and Shelia J. Pugh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee