Davidson County DEEDWARR
Recvd: 07/30/04 15:55 2pgs
Fees:13.00 Taxes:392.20

20040730-0091838

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JULY 28, 2004.

Notary Public

MY COMMISSION EXPIRES: MAY 28, 2006 (AFFIX SEAL)

NOTARY PUBLIC ANGIE HEARD LARGE DAVIDSON COUNTY

5/28/2006

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Leffew	Wells Fargo Bank, NA	Map 96-11, Parcel 210.00
636 Truxton Court	7485 New Horizon Way	3DZ 63000
Nashville, Tennessee 37214	Frederick, Maryland 21703-8302	
(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, **STEVE E. ELLIS AND WIFE, JULIE L. ELLIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. LEFFEW, AN UNMARRIED PERSON** , 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 136 on the plan of Hickory Bend, Section 1, as of record in Plat Book 3300, Page 38 as amended in Book 3615, Page 38, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Ellis and wife, Julie Ellis by deed from Mabel Clodfelter, Trustee of record in Instrument #20030103-0001085, Register's Office, Davidson County, Tennessee.
Steve Ellis; Steve E. Ellis and Steven Eugene Ellis is one and the same person.
Julie Ellis; Julie L. Ellis and Julie Lynne Ellis is one and the same person.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictions of record in Book 3341, Page 265 and Book 3346, Page 636, Register's Office, Davidson County, Tennessee.
This conveyance is subject to notes on the Plat of record in Plat Book 3300, Page 38 as amended in Book 3615, Page 38, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 636 Truxton Court, Nashville, TN 37214

(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 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 July 28, 2004.

Steve E Ellis 7/28/04

Steve Ellis
E.

Julie J Ellis 7/28/04

Julie Ellis
L.

STATE OF TENNESSEE

COUNTY OF WILSON E.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Ellis and wife, Julie Ellis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this July 28, 2004

Commission expires: 7-14-07

Notary Public

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.