Davidson County DEEDWARR
Recvd: 08/10/04 10:10 2pgs
Fees:13.00 Taxes:730.75

20040810-0096348

Return to:

All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$197,500.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2004.

Notary Public

My commission expires: 3/20/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows: **Terry Ellis**	Send Tax Bills To: **CASH** Terry Ellis	Map-Parcel Numbers **098-05-0-B-029.00CO**
6500 Lampe Ct	6500 Lampe Ct	
Hermitage, Tn 37076	Hermitage TN 37076	

FOR AND IN 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 ACKNOWLEDGE, WE,

Tamla Nemecek, an unmarried person

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

Terry Ellis, unmarried

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. 29, First Revision, Final Plat on the Plan of Baypointe Subdivision, Phase 1, as of record in Instrument # 200006210061773, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tamla Nemecek, an unmarried person by deed from Landmark Homes of Tennessee, Inc. dated 1/26/01 and recorded 2/5/01 in Instrument # 200102050011128, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Instrument # 200006210061773 for said County. Restrictive Covenants as contained in Instrument # 200005100047337 and in Instrument # 2000072000071748; Restrictions of record in Book 3827, page 822, Book 3827, page 830, Book 3811, page 637 and in Book 4075, page 628; Subject to Association Assessments to Baypointe Homeowner's Assoc., Transmission Line Easment as shown in Deed Book 1255, page 347 and Book 1280, page 445 and Sanitary Sewer Line Easement in Book 10316, page 619 for said County.

This is improved (__X__) Unimproved (____) property, known as **6500 Lampe Ct, Hermitage, Tn 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **6th** day of **August, 2004.**

Tamla Nemecek

Tamla Nemecek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Tamla Nemecek, an unmarried person,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **August, 2004.**

Notary Public

My Commission Expires: 5/20/06

