Davidson County DEEDWARR
Recvd: 08/11/04 09:38 2pgs
Fees:13.00 Taxes:299.70
20040811-0096942

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04264

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$81,000.00

Melissa A Stevenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of July, 2004

Pamela B Matheney
Notary Public

MY COMMISSION EXPIRES:_____

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV 17 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Stevenson **15 Sycamore Court** **Antioch, TN 37013**	**New Owner**	**162-16-0-A-060.00 CO**

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 ACKNOWLEDGED, WE,

John Ellis, unmarried

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

Melissa Stevenson, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of the plan of Mill Creek Club, Phase I, Section I, as of record in Book 4860, page 11, Register's Office for said County; the part hereby conveyed; Unit No. 15, Building No. 13, known as 15 Sycamore Court, as shown in and described by said Plan.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, page 961, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements, said Master Deed having been amended in Book 5000, page 607, and Book 5101, page 809, said Register's Office.

Being the same property conveyed to John Ellis, by Warranty Deed from Royce M. McGowan Trust dated 9-2-98 and Wilma Jean McGowan Trust dated 9-2-98, dated July 16, 2001 and recorded July 17, 2001 in Instrument No. 20010717-0075599, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **15 Sycamore Court, Antioch, TN 37013**
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 our hands this 30th day of July, 2004.

John Ellis

John Ellis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John 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 Brentwood, Tennessee, this 30th day of July, 2004.

Commission Expires: _____

Pamela B. Matheney
Notary Public

Pamela B. Matheney Notary Public at Large Davidson County, TN My Commission Expires Nov 27, 2004

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned , a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon **his/her/their** oath(s) acknowledged **himself/herself/themselves** to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that **he/she/they** as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 30th day of July, 2004.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 30th day of July, 2004.

My commission expires:_____

_____
Notary Public