WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Shelby L. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2004.

Betty Hodges
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Feb. 19, 2007

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby L. Adams	Chase Manhattan Mortgage Corporation	
(NAME) 3314 West End Ave. 305	(NAME) P.O. Box 47020	104-6-B-305 CO
(ADDRESS) Nashville, TN	(ADDRESS) Doraville, GA 45201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041849

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Ronald C. Ellis and wife, Kelly M. Ellis**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shelby L. Adams**, unmarried, 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. :

Land in Davidson County, Tennessee, being Unit No. 305 of the Park Road Condominiums created under Title 64, Sections 2701 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5845, page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest, in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Book 5200, page 390, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Ronald C. Ellis and Kelly M. Ellis, husband and wife by deed from Kendall Moore, unmarried dated January 30, 2004 and filed for record in Instrument No. 20040130-0011991 and re-recorded in Instrument No. 20040212-0017080, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3314 West End Ave. 305, Nashville, TN 37203

(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 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Davidson County DEEDWARR
Recvd: 09/30/04 15:39 2pgs
Fees:13.00 Taxes:477.30
20040930-0118133

Witness our hands this 28th day of September, 2004.

Ronald C. Ellis

Kelly M. 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 Ronald C. Ellis and wife, Kelly M. Ellis, the bargainor(s), 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 Franklin, Tennessee this 28th day of September, 2004.

Commission expires:

Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007