Record 1st
Bo4104

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,500.00.**

Affiant

Subscribed and sworn to before me this 27 day of September 2004

Notary Public
My Commission expires (Seal)

Notary Public At Large DAVIDSON COUNTY, TN

Return to:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:		MAP & PARCEL NUMBER:
Dustin Ellis	SAME	Davidson County DEEDWARR Recvd: 10/19/04 14:42 2pgs Fees:13.00 Taxes:516.15	163-02-0-021.00
5105 Highlander Drive			
Antioch, TN 37013		20041019-0125717	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rachel Blackburn, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dustin Ellis, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 72 on the plan of Hickory Highland Place, Phase Three of record in Plat Book 9700, page 798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rachel Blackburn, by deed from Jerry Butler Builders, LLC, on September 16, 1999, of record in Book 11665, page 602, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 9700, page 798, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10421, page 239; and Book 11103, page 990; and Book 11306, page 572; and Book 11667, page 310; and Instrument Number 19991223-0306511; and Instrument Number 20000201-0010122; and Instrument Number 20020528-0064349, Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 10868, page 886, Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 10868, page 923, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5105 Highland Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 27, 2004.

Rachel Blackburn
Rachel Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel Blackburn** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 27, 2004

My commission expires: _____

Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 8-23-07