STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/18/05 10:48 2 pg
Fees:13.00 Taxes:495.43
20050218-0018551

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Mindy Beth Johnson	Access National Mortgage	083-11-0
269 Riverside Drive	1800 Robert Fulton Drive #350	GROUP
Nashville, Tennessee 32706	Reston, Virginia 20191	PARCEL 157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Three Thousand Nine Hundred Dollars and Zero Cents ($133,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Danny Ellis, a single person, and Shelia Pugh, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mindy Beth Johnson, unmarried and Garrett Winfield Parris, 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.

*** joint tenants with right of survivorship

BEING Lot No. 47 on the Plan of Fortland Park, Section III, of record in Plat Book 2900, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Danny Ellis and Shelia Pugh by Special Warranty Deed from Deutsche Bank National Trust Company in Trust for Registered Holders of GSAMP Trust 2002-HE2 Mortgage Pass-Through Certificates, Series 2002-HE-2 of record as Instrument No. 20040730-0091164 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 269 Riverside Drive, Nashville, TN 37209

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 17th day of February, 2005.

Danny Ellis

By: Shelia Pugh, Attorney in Fact

Shelia Pugh

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Shelia Pugh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelia Pugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danny Ellis, and acknowledged that she executed the same as the free act and deed of the said Danny Ellis.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee