WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,942.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/9/07
(AFFIX SEAL)

Return to: This Instrument Prepared By, 1301E Lebanon Road, Suite 12, Hermitage, Tennessee 37076

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Ellis	J.P. Morgan Chase Bank N.A.	53-6B-49
(NAME) 2524 Park Green Lane	(NAME) 4473 Lebanon Pike	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Hermitage TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/12/05 10:01 2 pgs
Fees:13.00 Taxes:462.29
20050412-0040176

FOR AND 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, David D. Gilbert and wife, Jami E. Gilbert, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Ellis, Unmarried, and Staci Morgan, 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:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Phase 4-A, Waterford of record in Plat Book 7900, Page 596, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David D. Gilbert and wife, Jami E. Gilbert, by Warranty Deed dated February 28, 2001, from Jorge Ortega and wife, Celeste Ortega, as of record in Instrument No. 20010308-0022190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2524 Park Green Lane, Old Hickory, TN 37138

(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 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 8th day of April, 2005.

David D. Gilbert

Jami E. Gilbert

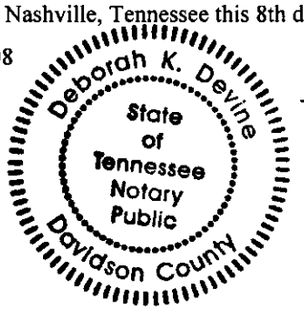
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David D. Gilbert and Jami E. Gilbert, 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 Nashville, Tennessee this 8th day of April, 2005.

Commission expires: November 22, 2008



Deborah K. Devine Notary Public