WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/05 16:03 2 pg
Fees:13.00 Taxes:629.00

20050425-0045953

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00.

Affiant

Subscribed and sworn to me on April 25, 2005

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Esq.
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph Scott Ellis 1276 Bending Creek Drive Antioch, TN 37013	SAME	173-15-0-A-046.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Michael Lopez, and wife, Sonia Lee Lopez, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joseph S. Ellis and Kelley A. Ellis, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot # 46, on the Plan of Mill Run, Phase One, of record in Plat Book 11700, Page 27, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Robert Michael Lopez and wife, Sonia Lee Lopez by Warranty Deed from Fox Ridge Homes, Inc. of record in Instrument No. 20000623-0062622, Register's Office for Davidson County, Tennessee dated June 16, 2000.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantees;
2. Easement for Transmission Line, of record in Book 3933, Page 359, said Register's Office;
3. Easement for Sanitary Sewers and Storm Drainage, of record in Book 10448, Page 188, said Register's Office.
4. Easement for Strom Water Detention, of record in Instrument No. 20010405-0033586, said Register's Office.
5. Easement for Greenway, of record in Instrument No. 20011024-0116286, said Register's Office.
6. Easement for Landscape, of record in Instrument No. 20010405-0033587, said Register's Office.
7. Plat of Record in Plat Book 11700, Page 27, said Register's Office.
8. Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contain in Book 11675, Page 472, Instrument No. 20000215-0015152, Instrument No. 20020701-0079016, and Instrument No. 20021121-0144876, said Register's Office.
9. HOA Charter of Record in Instrument No. 19991207-0300674, said Register's Office.
10. Conveyance of Common Area of record in Instrument No. 20000217-0016180, said Register's Office.
11. By-Laws of record in Book 11675, Page 497, said Register's Office.
12. Matters shown on plan of record in Book 974, page 64, in the Register's Office for Davidson County, Tennessee; and
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1276 Bending Creek Drive, 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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on April 25, 2005.

Robert Michael Lopez, by his attorney in fact, Jeff T. Goodson

Sonia Lee Lopez, by her attorney in fact, Jeff T. Goodson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 25, 2005, before me personally appeared Robert Michael Lopez and Sonia Lee Lopez, by and through their attorney in fact, Jeff T. Goodson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 25, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE