WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MISTY HICKS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires July 29, 2006

Davidson County DEEDWARR
Recvd: 08/02/05 13:33 2 pgs
Fees:13.00 Taxes:74.00

20050802-0090332

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Ellis	Robert E. Ellis	
(NAME)	(NAME)	69-16-127
PO Box 69		
(ADDRESS)	(ADDRESS)	
Pleasant View, TN 37146	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052057

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, **I, Teresa D. McEwen, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert E. Ellis**, 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. :

BEING a part of Lot No. 34 of the Ashton Subdivision, of record in Book 421, Page 219, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the northwesterly margin of Ashton Avenue, being the common corner with Lot No. 19; thence, along the westerly line of Lot No. 34 and the rear lines of Lot No. 19, 18 and 17, North 16°03' 05" West 197.30 feet to an iron pin in the line of Lot No. 17; thence, along a severance line, South 36° 49' 53" East 185.00 feet to an iron pin in the northwesterly margin of Ashton Avenue; thence, along said margin of Ashton Avenue, South 53° 36' 27" West 70 feet to the point of beginning, as shown on the survey of J. Bruce Rainey, RLS No. 523, dated March 8, 1993.

Property known as: 1809 Ashton Avenue, Nashville, Davidson County, Tennessee.

BEING the same property conveyed to Teresa D. McEwen, a single person by Deed from Graham D. Sims, Marion Warner Smith and Ann Gist dated April 7, 1993 of record in Book 8912, Page 545, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1809 Ashton Avenue, ,

(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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 28th day of July, 2005.

Teresa D. McEwen

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa D. McEwen, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa D. McEwen, a single person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 28th day of July, 2005.

Commission expires:

Notary Public

