WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/05 10:35 2 pg:
Fees:13.00 Taxes:613.46

20050816-0096850

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215 BOX 10-A

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Eric Ellison	Fifth Third Mortgage	Map 142-08-A
(NAME) 107 Holly Forest	(NAME) 336 Main Street	Parcel 11
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROCHELLE A. LAGARDE PAPPAS AND HUSBAND, TOM PAPPAS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS ERIC ELLISON, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 11 of Phase I, Coronada Town Home Condominiums, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description of said unit, together with the same apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Rochelle A. LaGarde, unmarried, by deed dated January 19, 2001 from Kevin McGinn and wife, Cynthia Russell McGinn, of record in Instrument #20010123-0006932, said Register's Office. Rochelle A. LaGarde has since married and is now known as Rochelle A. LaGarde Pappas. Tom Pappas joins in executing this deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4860, page 26, said Register's Office; (c) Master Deed and Bylaws of record in Book 4901, page 679, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269 and Book 4901, page 702, said Register's Office; and (d) repurchase option agreement of record in Book 4904, page 622, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 107 Holly Forest, Nashville, TN 37221

(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 my hand this 15th day of August, 2005.

Rochelle A. LaGarde Pappas

Tom Pappas

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 Rochelle A. LaGarde Pappas and Tom Pappas, the bargainor, 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 15th day of August, 2005.

KATHY SNYDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission expires:

Notary Public