WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,075.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF NOVEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~ 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon A. Owens, Sr.	New Owner	**162-05-0 215.00**
(NAME)	(NAME)	
313 Ocala Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Dorris D. Ellis and wife Carolyn A. Ellis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon A. Owens, Sr.**, 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:

Being Lot No. 79 on the Plat of Hickory Valley, Section 3, of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Dorris D. Ellis and wife Carolyn A. Ellis** by deed of record in Book 8344, Page 470, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Dorris D. Ellis and Carolyn A. Ellis by J.J. Love as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument *, in the Register's Office for **Davidson** County, Tennessee.

*20051209-0148249

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **313 Ocala Court, Nashville, TN 37211**

(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.

Davidson County DEEDWARR
Recvd: 12/09/05 12:46 2 pgs
Fees:13.00 Taxes:503.48
20051209-0148250

Witness **my/our hand(s)** this **29th day of November, 2005**.

Dorris D. Ellis by J.J. Love
Dorris D. Ellis

Carolyn A. Ellis by J.J. Love
Carolyn A. Ellis

State of Tennessee County of Davidson

On this 29th day of November, 2005 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Dorris D. Ellis and Carolyn A. Ellis, and acknowledged that she executed the same as the free act and deed of the said Dorris D. Ellis and Carolyn A. Ellis, through Power of Attorney granted J.J. Love, by the said Dorris D. Ellis and Carolyn A. Ellis.

11/27/07
Commission Expires:

Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN.