WARRANTY DEED

BOX 13
10775

Davidson County DEEDWARR
Recvd: 01/05/06 14:26 2 pgs
Fees:13.00 Taxes:266.40

20060105-0001676

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Hughes Jr.	Bank of America, N.A.	69-16-127
(NAME)	(NAME)	
1809 Ashton Avenue	9000 Southside Blvd. Bldg 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Jacksonville, FL 32256	
(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, Robert E. Ellis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Hughes Jr., 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 part of Lot 34 Ashton Subdivision recorded in Book 421, Page 19, description as follows:
Beginning at an iron pin (old), in the northerly margin of Ashton Avenue, the southeast corner of a tract of land which belongs to Scottie Allen Yant, having a deed reference in Instrument No. 20031222-0150869, RODCT, the southwest corner of this tract, and continuing, as follows:
N 15°41'06" W, passing a common corner of said tract of land which belongs to Scottie Allen Yant, and a tract of land which belongs to Gayle M. Kinzer, having a deed reference in Deed Book 9644, Page 833, RODCT, and continuing on passing a common corner of said tract of land which belongs to Gayle M. Kinzer, and a tract of land which belongs to Brenda Darlene Binkley, having a deed reference in Deed Book 10328, Page 442, RODCT, and continuing in all 197.30 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to William Claude Bryant, having a deed reference in Instrument No. 20050208-0014681, RODCT, the northwest corner of a tract of land which belongs to Teresa D. McEwen, having a deed reference in Deed Book 9168, Page 350, RODCT;
Thence, S 36°30'04"E, 184.55 feet to an iron pin (old), in the northerly margin of Ashton Avenue, the southwest corner of said tract of land which belongs to Teresa D. McEwen; thence, S 53°36'27" W, 70.11 feet, to the point of beginning, containing 6470 Sq. Ft.±, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated August 2, 2005. Being the same property as conveyed to Teresa D. McEwen, by Graham D. Sims, et al, in a deed of record in Deed Book 8912, Page 545, Register's Office for Davidson County, Tennessee.

Also herein conveyed is the following Driveway Easement Tract described as follows:
Beginning at an iron pin (old), in the northerly margin of Ashton Avenue, the southeast corner of a tract of land which belongs to Teresa D. McEwen, having a deed reference in Book 8912, Page 545, RODCT, said iron pin being located from an iron pin (old), in the northerly margin of Ashton Avenue, the southwest corner of a tract of land which belongs to Scottie Allen Yant, having a deed reference in Instrument No. 20031222-0181869, RODCT,
N 53°36'27" E, 70.11 feet, to the point of beginning, the southwest corner of this easement, and continuing, as follows:
N 36°30'04" W, 68.14 feet to a point in the easterly boundary of said tract of land which belongs to Teresa D. McEwen; thence with a new line, as follows;
N 53°29'56" E, 10.00 feet;
Thence, S 36°30'04"E, 68.16 feet to a point in the northerly margin of Ashton Avenue; thence, S 53°36'27" W, 10.00 feet, to the point of beginning, containing 682 Sq. Ft.±, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated August 2, 2005.

Being the same property conveyed to Robert E. Ellis, by deed of record in Instrument No. 20050802-009032 and also by Deed of Correction of record in Instrument No. 20051021-0127192, 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 1809 Ashton Avenue, Nashville, TN 37218
(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 16th day of December, 2005.

Robert E. Ellis

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 Robert E. Ellis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2005.

Commission expires:

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp.
STATE OF TENNESSEE
Davidson County