Return to: Castleman Title, 110 Glancy St., Ste.112, Goodlettsville, Tn 37072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa J. Pursell	Lisa J. Pursell	91-15-80
(NAME)	(NAME)	
5305 Nevada Avenue	5305 Nevada Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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,

Lauren D. Ellis, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa T. Purcell, an unmarried person, 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 part of Block No. 14 and that part of the right-of-way of the N.C. & St. L Railroad (now abandoned) lying between the southerly margin of Nevada, formerly Third Avenue and the northerly line of Block No. 21 on the Plan of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the southerly margin of Nevada, formerly Third Avenue, at the northwest corner of the property conveyed to Julius Parman, et al, by deed from the Tennessee Property Company of record in Book 602, page 165, said Register's Office; thence with the Parman's westerly line, southwardly 320.0 feet to the northerly line of Block No. 21; thence with said line westwardly 60.0 feet to the southeast corner of the property conveyed to Leslie J. Williams and wife by deed from K.A. Berry and wife of record in Book 1132, page 341, said Register's Office; thence with Williams' easterly line northwardly 320.0 feet to the southerly margin of Nevada Avenue; thence with same eastwardly 50.0 feet to the beginning.

Being the same property conveyed to Lauren D. Ellis, unmarried, by deed from Kenneth R. Williams, Sr., Peggy Ann Williams Rigsby, and Betty Ruth Garcia (aka Betty Ruth Williams Garcia), the heirs-at-law of Mildred Phillips Williams, of record as Instrument No. 20011001-0105484, dated September 24, 2001, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5305 Nevada Avenue, Nashville, TN 37209

(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 30th day of March, 2006.

Lauren D. Ellis

Davidson County DEEDWARR
Recvd: 04/06/06 13:29 2 pgs
Fees:13.00 Taxes:795.50

20060406-0039777

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Office, this 30th day of March, 2006.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires: