Davidson County DEEDWARR
Recvd: 08/16/06 11:52 2 pgs
Fees:13.00 Taxes:573.50

20060816-0100943

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Wilbur K. Ellison	First Horizon Home Loan Corp.	092-05-0
813 32nd Avenue, North	P.O. Box 146	GROUP
Nashville, Tennessee 37209	Memphis, TN 38101	PARCEL 287.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Fifty Five Thousand Dollars and Zero Cents ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ace Housing, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wilbur K. Ellison and wife, Joycene Ellison, 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 Lots 3 and 4, Block 2, on the Plan of Fisk University Place of record in Plat Book 421, pages 4-5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ace Housing, LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 22, 2005, from Ace Rentals, LLC, a Tennessee limited liability company, of record as Instrument No. 20050323-0031558 in the Register's Office for Davidson County, Tennessee.

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 and all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 813 32nd Avenue, North, Nashville, Tennessee 37209

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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, 2006.

Ace Housing, LLC

By: Jane-Allen McKinney, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jane-Allen McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole Member of Ace Housing, LLC, the within named bargainor, a limited liability company, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Member.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

