Davidson County DEEDWARR
Recvd: 08/31/06 13:46 2 pgs
Fees:13.00 Taxes:1665.00
20060831-0107881

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this August 25, 2006.

Rachel Neal
Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE
TENNESSEE
NOTARY
PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nicolas W. Battaglia and Amy O. Battaglia
5805 Vine Ridge Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
103-10-0-060.00
3917.32

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ben Robert Ellis and Shelley Ellis, husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Nicolas W. Battaglia and wife, Amy O. Battaglia, hereinafter referred to as 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 the westerly part of Lot No. 20 and all of Lot No. 32 on the Plan of Hillwood Estates, Section I as of record in Book 1835, Page 117 and as amended in Book 2136, Page 521, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 is described as follows:

Beginning on the southeasterly margin of Vine Ridge Drive at the corner of Lots Nos. 20 and 21; thence, with the line between said two lots southeastwardly 251 feet; thence, northeastwardly 13 feet to the southwest corner of the property conveyed to Bill B. Jones and wife, by deed from James E. Patterson, et al, of record in Book 2702, page 323, said Register's Office; thence, with said Jones' southwesterly line northwestwardly 251 feet, more or less, to the southeasterly margin of said Vine Ridge Drive; thence, with same southwestwardly 3 feet to the beginning.

Being the same property conveyed to Ben Robert Ellis and Shelley Ellis, Husband and Wife, by warranty deed from Alan M. Purdy and Sarah R. Purdy, of record in Instrument No.

20040825-0103036, Register's Office for Davidson County, Tennessee, dated August 20, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1835, Page 117, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5805 Vine Ridge Drive, Nashville, TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 August 25, 2006.

Ben Robert Ellis

Shelley Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ben Robert Ellis and Shelley Ellis, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this August 25, 2006.

Witness my hand and official seal this August 25, 2006.

Notary Public

My Commission Expires: 10/10/09

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