# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/06 10:44 2 pg
Fees:13.00 Taxes:362.60

20060914-0113991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

Susan B. Mayberry Notary Public State of Tennessee Williamson County

**THIS INSTRUMENT WAS PREPARED BY**
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060274

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Martha Tyus | | 060-02-0 132.00 |
| (NAME) | (NAME) | |
| 3127 Moorewood Drive | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (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, **Jacqueline F. Ellison and husband, Barry A. Ellison*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martha Tyus, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 103 on the Plan of Parkwood Estates, Section I, of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jacqueline F. Ellison by Warranty Deed dated June 7, 1996 from Henry G. Cianeros, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 10143, Page 8, Register's Office for Davidson County, Tennessee.

*Barry A. Ellison joins in this conveyance to relinquish any right he may have in and to the property herein described by virtue of marriage to Jacqueline F. Ellison.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

uninproved ☐

This is improved ☒ property, known as 3127 Mooreland Drive, Nashville, TN 37207

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 5th day of September, 2006.**

Jacqueline F. Ellison

Jacqueline F. Ellison

Barry A. Ellison

Barry A. Ellison

STATE OF TENNESSEE

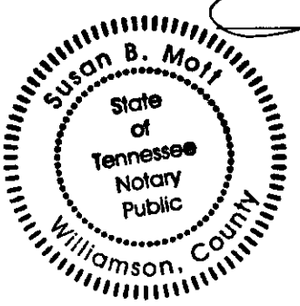
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline F. Ellison and husband, Barry A. Ellison, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of September, 2006.

Commission expires: 1-16-08

Notary Public




**RETURN TO:**

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027