WARRANTY DEED

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 24, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Ellmore	SAME	95-9-30
(NAME)	(NAME)	
1909 Lebanon Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 W. Ingram and wife, Sherri Ingram d/b/a Ingram Properties,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark A. Ellmore and wife, Sue E. Ellmore,

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 the 3rd , formerly the 15th Civil District of Davidson County, Tennessee, being the northerly part of that tract marked "White" on the Gayland Subdivision, as of record in Book 2083, Page 68, Register's Office for said County, described partly according to said plan, as follows:

BEGINNING on the Westerly margin of Gayland Court at the northeast corner of the property conveyed to Fred Klausmeier of record in Book 2303, Page 521, Register's Office for said County; thence with the Westerly margin of said Court North 30° 59' West 250 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northwesterly direction 30.2 feet to the southerly margin of Lebanon Road; thence with said Road, westwardly 112.6 feet to the northeast corner of property conveyed to Maxine Beckworth by deed from Balle P. Waggoner and wife, of record in Book 2017, Page 483, said Register's Office; thence with said line South 23° 01' East 272.6 feet, more or less, to the northwest corner of Fred Klausmeier's lot; thence with his north line, eastwardly 147 feet more or less, to the westerly margin of Gayland Court, the point of beginning.

BEING the same property conveyed to Robert W. Ingram and wife, Sherri Ingram d/b/a Ingram Properties by Warranty Deed from Bobby C. Weatherly, unmarried, recorded in Instrument No. 20060612-0069734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1909 Lebanon Pike, Nashville, TN 37210
(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.

Davidson County DEEDWARR
Recvd: 11/30/06 14:36 2 pgs
Fees:13.00 Taxes:721.50
20061130-0148042

Witness our hands this 30th day of November, 2006.

Robert W. Ingram

Sherri Ingram

STATE OF TENNESSEE

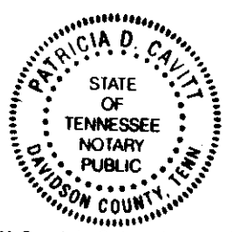
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Robert W. Ingram and wife, Sherri Ingram d/b/a Ingram Properties, the bargainors both individually and as the sole individuals comprising Ingram Properties, 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 Nashville, Tennessee this 30th day of November, 2006.

Commission expires: July 24, 2010

Patricia D. Cavitt Notary Public



My Commission Expires JULY 24, 2010