WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BOX 10-A

KEVIN D. [illegible] NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Joyner	Wells Fargo Bank, N.A.	Map 117-7-A
(NAME) 2114 Golf Club Lane	(NAME) 2701 Wells Fargo Way	Pracel 166
(ADDRESS) Nashville, TN 37215	(ADDRESS) Minneapolic, MN 55427	
(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, **JULIA A. ELLIS, TRUSTEE OF THE JULIA A. ELLIS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JULIA A. ELLIS, DATED DECEMBER 17, 1996**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM S. JOYNER AND WIFE, JAMIE K. JOYNER,** 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 Davidson County, Tennessee, being Lot No. 166 on the Plan of Revised Gloucester Square of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julia A. Ellis, Trustee of The Julia A. Ellis Living Trust, Established By the Revocable Trust Agreement of Julia A. Ellis, Dated December 17, 1996, by Quitclaim Deed dated December 17, 1996 from Julia A. Ellis, an unmarried person, of record in Book 10294, page 884, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 4460, page 50, said Register's Office; (c) restrictive covenants of record in Book 4548, page 217 and Book 5915, page 274, said Register's Office; and (d) Master Deed and Bylaws of record in Book 4579, page 77, Book 4579, page 86, Book 4685, page 177 and Book 4749, page 314, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2114 Golf Club Lane, Nashville, Tennessee 37215
(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: 02/23/07 10:36 2 pg
Fees:13.00 Taxes:1794.50
20070223-0022746

Witness my hand this 22 day of February, 2007.

Julia A. Ellis, Trustee Of The Julia A. Ellis Living Trust Established By The Revocable Trust Agreement of Julia A. Ellis, Dated December 17, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia A. Ellis, as Trustee of The Julia A. Ellis Living Trust, Established By the Revocable Trust Agreement of Julia A. Ellis, Dated December 17, 1996, the 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 Nashville, Tennessee this 22 day of February, 2007.

Commission expires:

KEVIN D. LUNTSFORD NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public