# WARRANTY DEED

P-07-6509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESEE
NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: (NAME) | MAP-PARCEL NUMBERS |
|---|---|---|
| Shari L. Grady | SAME | |
| 6509 Westfall Lane (ADDRESS) | (ADDRESS) | 126-16-0A-040 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEITH O. ELLIS AND WIFE, SHARON K. ELLIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHARI L. GRADY, hereinafter called the Grantees, their heirs and assigns, that 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. 40 on the Plan of Final Plat of Riverwalk Phase 1-A and Phase 1-B, Section 1, of record in Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith O. Ellis and wife, Sharon K. Ellis by deed from Deborah K. Psillas, a married woman, of record as Instrument No. 20040903-0106715, in the Register's Office for Davidson County, Tennessee, dated August 30, 2004, and recorded September 3, 2004.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 6509 Westfall Lane, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 06/13/07 15:19 2 pgs
Fees:13.00 Taxes:1276.50

20070613-0071080

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.

Witness my/our hand(s) this 8th day of June, 2007.

Sharon Ellis

Sharon Ellis

Keith Ellis by Sharon Ellis attorney in fact

Keith Ellis

STATE OF TENNESSEE

COUNTY OF

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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)

State of Tennessee
County of Williamson
On this the 8th day of June, 2007, before me presonally appeared Sharon Ellis, to me known to be the person who executed the foregoing instrument on behalf of Keith Ellis, and acknowledged that she/he executed the same as their act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Tennessee.
Witness my hand and official seal this 8th day of June, 2007

Connie Hooper commision expires: 2/24/2009

**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

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 Sharon K. Ellis, 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 named instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2007.

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Commission Expires: 2-24-09

Connie Hooper
Notary