WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/07 10:43 2 pgs
Fees:13.00 Taxes:591.63
20070710-0082076

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/00/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Ellenberger	First Tennessee Home Loans	**Map 147-15-1**
(NAME) **4912 Millerwood Drive**	(NAME) P.O. Box 809	**Parcel 8.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Memphis, TN 38101	
(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, **MATTHEW S. KEKELIS AND WIFE, LESLIE A. KEKELIS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW L. ELLENBERGER AND TAMARA B. ELLENBERGER,** 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. 17 on the Plan of Whispering Hills, Section 5, of record in Plat Book 3300, page 11, as amended in Book 6812,*Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. *page 118, and

Being the same property conveyed to Matthew S. Kekelis and wife, Leslie A. Kekelis by deed from Terrence Foss and wife, Christa Foss, of record as Instrument No. 20040917-0112049, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 11, as amended in Book 6812, page 118, said Register's Office; and (c) Restrictive covenants contained in Book 3255, page 587, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4912 Millerwood Dr., Nashville, TN 37211

(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.

Witness our hands this 6th day of July, 2007.

Matthew S. Kekelis

Leslie A. Kekelis

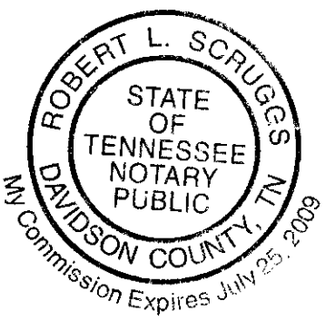
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Matthew S. Kekelis and Leslie A. Kekelis the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2007.

Commission expires:



Notary Public