Davidson County DEEDWARR
Recvd: 11/19/07 11:31 2 pgs
Fees:13.00 Taxes:721.50

20071119-0135124

WARRANTY DEED

Notary Seal present,
but could not be reproduced.

NOTARY PUBLIC AT LARGE

Bill Garrett
Davidson County Register of Deeds

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 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/26/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lou A. Copeland	Franklin AMerican Mortgage COmpany	**142-8-A-11CO**
(NAME) **107 Holly Forest**	(NAME) 501 Corporate Centre Drive, STE 400	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Franklin, TN 37067	
(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, **THOMAS ERIC ELLISON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOU A. COPELAND AS TRUSTEE(S), OR THEIR SUCCESSORS(S) IN TRUST, UNDER THE LOU A. COPELAND TRUST, UNDER TRUST INSTRUMENT DATED JANUARY 30, 2004, AND ANY AMENDMENTS THERETO** 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 a condominium apartment in Davidson County, Tennessee, being Unit No. 11 of Phase I, Coronada Town Home Condominiums, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a mor complete description of said unit, together with the same apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Thomas Eric Ellison, unmarried by Warranty Deed from Rochelle A. Lagarde Pappas and husband, Tom Pappas dated August 15, 2005 and filed for record in Instrument No. 20050816-0096850, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **107 Holly Forest, Nashville, TN 37221**

(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 my hand this **15th day of November, 2007**.

Thomas Eric Ellison

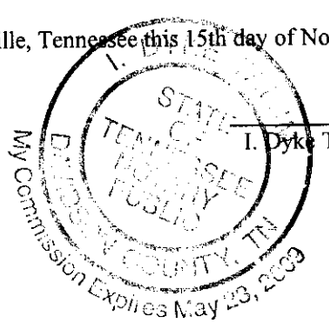
Thomas Eric Ellison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Thomas Eric Ellison, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2007.



Commission expires: May 23, 2009

I. Dyke Tatum

Notary Public