WARRANTY DEED

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

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Jerome J. Crawford, Trustee	SAME	Map 117-7-F
(NAME) 1909 E. Cedar Street	(NAME)	Parcel 14 CO
(ADDRESS) McKenzie, TN 38201	(ADDRESS)	
(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, I, **CLINTON K. ELLENBERG, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEROME J. CRAWFORD, TRUSTEE OF RESIDUARY TRUST U/W OSCAR HOWARD MORRIS,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 14, Brighton Court Condominiums as described in the Master Deed of record in Book 6629, page 532, Register's Office for Davidson County, Tennessee, together with Exhibits attached thereto and as shown on the Plat as Exhibit "D" of said Master Deed of record in Book 6629, page 585, said Register's Office, all to which reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Clinton E. Ellenberg, unmarried, by deed from Martha C. Long Cox, filed for record in Instrument No. 20050812-0095803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) Master Deed and Bylaws of record in Book 6629, page 532, Book 6912, page 158, Book 6912, page 163, Book 9315, page 795 and Book 10364, page 141 said Register's Office.

Davidson County DEEDWARR
Recvd: 04/21/08 09:33 2 pg:
Fees:13.00 Taxes:1013.80
20080421-0040079

unimproved ☐

This is improved ☒ property, known as 3453 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.

Witness my hand this 15th day of April, 2008.

Clinton K. Ellenberg by Barbara M. Ellenberg

Clinton K. Ellenberg By Barbara M. Ellenberg,
His Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of April, 2008, before me personally appeared Barbara M. Ellenberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clinton K. Ellenberg, and who acknowledged that she executed the same as the free act and deed of Clinton K. Ellenberg.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2008.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011