Davidson County DEEDWARR
Recvd: 05/08/08 09:46 3 pg
Fees:18.00 Taxes:222.00

20080508-0047610

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March 2008.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Exemption
Ross Winchel 2557 Bethwood Drive Nashville, TN 37207	New Owner	Map 73-H, Parcel 22

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tambra Black Ellis and Dennie Black and Curtis Black, Heirs at Law of Carolene Black, deceased,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ross Winchel,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Subdivision Recorded Plat of Section 2, Shepardwood Subdivision, of record in Book 4460, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolene Black (Single) by deed from John W. Murphree Company, of record in Book 4741, page 599, Register's Office for Davidson County, Tennessee, dated August 28, 1973. The said Carolene Black having since married; and the said Carline Black Perez and Heriberto Compos Perez having since divorced by Final Decree of Divorce, Docket No. 4D-1425, in the Eighth Circuit Court for Davidson County, Tennessee, stating that the wife's name be restored to her maiden name of Black; and conveyed to Carline Black Perez by Quitclaim Deed from Heriberto C. Perez, of record in Instrument No. 20040812-0097399 as re-recorded in Instrument No. 20041208-0146315, both in said Register's Office, dated June 3, 2004.

This conveyance is made subject to the following: 1) Taxes or special assessments which are not shown as existing liens by the public records. 2) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. 3) Taxes for the year of 2008 a lien, not yet due and payable. 4) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 5) Subject to all matters shown on the Plan of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee. 6) Restrictive Covenants of record in Book 4572, page 960, Register's Office for Davidson County, Tennessee; all items of record in the Register's office for Davidson County, Tennessee.

WITNESS my hand this the 14th day of March, 2008.

Tambra Black Ellis

Tambra Ellis Black

STATE OF
COUNTY OF

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

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of March, 2008.

DANIELLE GRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

FILE NO: 2008030720

This property is improved property known as 2557 Bethwood Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 14th day of March, 2008.

Tambra Black Ellis POA for Curtis Black
Curtis Black

Tambra Black Ellis POA for Dennie Black
Dennie Black

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On March 14, 2008, before me personally appeared, **Tambra Ellis Black**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Curtis Black**, and who acknowledged that he executed the same as the free act and deed of **Curtis Black**.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of March, 2008.

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

On March 14, 2008, before me personally appeared, **Tambra Ellis Black**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Dennie Black**, and who acknowledged that he executed the same as the free act and deed of **Dennie Black**.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of March, 2008.

Notary Public

My Commission Expires November 22, 2010

My Commission Expires: _____

FILE NO: 2008030720