STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,005.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2008.

Notary Public

MY COMMISSION EXPIRES: March 12, 2011.

(AFFIX SEAL)

Return To:
Title Company
Park Drive
Suite 350
Brentwood, TN 37027
608176

AUSTIN DANA L. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. CHEATHAM

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN LAND TITLE, INC., 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Stewart	Countrywide Bank	108-3A-39.00CO
(NAME)	(NAME)	
935 Patio Drive	801 Crescent Centre Drive	
(ADDRESS)	Suite 510 (ADDRESS)	
Nashville, Tennessee 37214	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,

WILLIAM ELLIS, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN STEWART AND JOYCE STEWART, HUSBAND AND WIFE,

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, described as Lot 24, Unit 39, Patio Villa, a Condominium, a Horizontal Property Regime, as shown on the plat of Phase II of Section Three, Condominium Site Plan, Section Three, Patio Villa, recorded in Book 5200, Page 494 & 495, said Register's Office, and described in a Master Deed recorded in Book 5970, Page 829, rerecorded in Book 6014, Page 978, as amended in Book 7266, Page 827, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, coroner's and tenants of Patio Villa, Condominium Apartments, contained in said Master Deed and the Bylaws Appended thereto (Bylaws of record in Book 6406, Page 799, said Register's Office) are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William Ellis by deed from Grace Greer Powell, unmarried of record in Instrument 200512050145738 on 11/30/2005 and filed for record on 12/05/2005, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 935 Patio Dr., Nashville, TN 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/our hand(s) this 25th day of April, 2008.

William Ellis by: Ann Hart
Attorney-in-Fact
William Ellis

Davidson County DEEDWARR
Recvd: 05/28/08 09:50 2 pgs
Fees:13.00 Taxes:318.22

20080528-0054157

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ave Hart, to me known or proved to be the person who executed the foregoing instrument on behalf of William Ellis, the bargainor(s), , and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of William Ellis.

Witness my hand and official seal at Brentwood , Tennessee this 25th day of April, 2008

Commission expires: March 12, 2011

Brenda R Lehman

Notary Public

