Davidson County DEEDWARR
Recvd: 07/03/08 12:27 2 pg
Fees:13.00 Taxes:718.63

20080703-0069064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$194,225.00** (One Hundred Ninety Four Thousand Two Hundred Fifty Five).

AFFIANT

Subscribed to and sworn before me this 27th day of June, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brian J. Veerkamp 8041 Arbor Drive Nashville,TN 37221-1801	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	128-14-0-145.00

WARRANTY DEED

FOR AND IN 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/WE, **RODNEY LEE ELLIS MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRIAN J. VEERKAMP, UNMARRIED,** 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 TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 123, on the Plan of Harpeth Park, Section Three, as shown on plat of record in Plat Book 4175, page 14, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 123 fronts 90 feet on the northerly margin of Arbor Drive and extends back 189.65 feet on the easterly line and 188.01 feet on the westerly line to a dead line in the rear measuring 90.06 feet thereon.

Being the same property conveyed to Rodney Lee Ellis by Deed of record in Book 9974, Page 219 , Register's Office for Davidson County, Tennessee.

Rodney Lee Ellis hereby make oath that the above described property has never been the marital domicile of Rodney Lee Ellis.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **8041 ARBOR DRIVE** **NASHVILLE,TN37221-1801**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

WITNESS, this 27th day of June, 2008

Rodney Lee Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of June, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rodney Lee Ellis** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of June, 2008.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

LTSR Number:

GTE File: 2008