Davidson County DEEDWARR
Recvd: 09/17/08 13:57 2 pg
Fees:13.00 Taxes:222.00

20080917-0095111

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn before me, this the 15th day of August 2008

My Commission expires: 11-14-09 (Affix Seal)

Affiant

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 14, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROBERT GREENE, ATTORNEY
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Nelius Omar Ellis	Same
(Name)	(Name)
3553 Seasons	
(Street Address)	(Street Address)
Antioch, Tennessee 37013	
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 105-10-39	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **SAMUEL HAMBRICK, SR.,UNMARRIED HEREINAFTER CALLED GRANTOR HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO NELIUS OMAR ELLIS, UNMARRIED, HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Land in Davidson County Tennessee, being Lot(s) No. 97 as shown on the map entitled B.F. Shields Heirs' Addition to Nashville, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Hambrick, Sr. by deed from James Bryan Lewis, Administrator of the Estate of Samuel Thomas Amos, Deceased, of record in Book 9522, page 410, dated November 14, 1994 said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 915 14th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 25 day of August 2008

Samuel Hambrick Sr
By: Vanessa Appleton att-in-fact

SAMUEL HAMBRICK, SR.
BY: VANESSA APPLETON, ATTORNEY-IN-FACT

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vanessa Appleton, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **SAMUEL HAMBRICK, SR.** and acknowledged that she executed the same as the free act and deed of **SAMUEL HAMBRICK, SR.**

Witness my hand and official seal at office this 28th day of August, 2008.

My Commission expires:

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 14, 2009