WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross D. Edwards	Ross D. Edwards	**117-13-B-1CO**
(NAME) **140 Abbottsford**	(NAME) P.O. Box 120339	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville, TN 37212	
(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, **Eileen Brueger aka Eileen Ellison**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross D. Edwards**, 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:

BEING a certain building site identified as Lot No. 150 on the Plan of Abbottsford of record in Plat Book 6250, pages 419 through 421, amended in Book 6638, page 371; Book 6749, page 189; Book 6771, page 683 and Surveyor's Certificate of Correction in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eileen Buerger by Deed from Edward Howard Williams, C0-Trustee and wife, Dorothy L. Williams, Co-Trustee and of Dorothy L. Williams and Living Trust of record in Book 11537, page 359 Register's Office for Davidson County, Tennessee. The said Eileen Buerger is now known as Eileen Ellison.

unimproved ☐

This is improved ☒ property, known as **140 Abbottsford, 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 hand this 2nd day of December, 2009.

Eileen Buerger aka Eileen Ellison

BILL GARRETT, Davidson County
Trans:T20090081760 DEEDWARR
Recvd: 12/03/09 09:12 2 pgs
Fees:13.00 Taxes:2127.50
20091203-0110627

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eileen Buerger aka Eileen Ellison, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND DAY OF DECEMBER, 2009.

Commission expires:



My Commission Expires JULY 5, 2011

Notary Public