WARRANTY DEED 15869

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF APRIL, 2010.**

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon A. Boyd	Farmers Bank & Trust, a state bank	**164-10-0-A 113.00 CO**
(NAME)	(NAME)	
4029 Pineorchard Place	330 Mayfield Dr., Ste. C-6	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Philip Ellis and Lamar Ellis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon A. Boyd and Montie R. Robinson, both unmarried, Tenants in Common with Rights of Survivorship**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **300** on the Plan of **Village Two Summerfield**, of record in Instrument No. 20000929-0096421 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Philip Ellis and Lamar Ellis** by deed of record in Instrument 20100108-0001832 and corrected in Scriveners Affidavit of record in Instrument No. 20100208-0009553, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of Lamar Ellis by Philip Ellis as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20100412-0027376, in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4029 Pineorchard Place, Antioch, TN 37013**

(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.

BILL GARRETT, Davidson County
Trans:T20100021431 DEEDWARR
Recvd: 04/12/10 10:22 2 pgs
Fees:13.00 Taxes:565.73

20100412-0027377

Witness my/our hand(s) this 8th day of April, 2010.

Philip Ellis

Lamar Ellis by Philip Ellis, attorney-in-fact

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Philip Ellis 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 Smyrna, Tennessee, this 8th day of March, 2010.

Commission expires: 7-16-2011

Notary Public

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 8th day of April, 2010 before me personally appeared Philip Ellis, the person who executed the foregoing instrument on behalf of Lamar Ellis, and acknowledged that he executed the same as the free act and deed of the said Lamar Ellis, through Power of Attorney granted him, by the said Lamar Ellis.

Commission Expires: 7-16-2011

Notary Public

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY