

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2010.

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: 3/12/2011

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ellzy II	Primary Residential Mortgage, Inc.	142130C036.00CO
(NAME)	(NAME)	
1351 Bryant St NE #4	9695 Lebanon Road, Ste 140	
(ADDRESS)	(ADDRESS)	
Washington, DC 20018	Mt. Juliet, TN 37122	
(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,

RENA C. ELLZY AND HUSBAND, JAMES A. ELLZY,

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

JAMES A. ELLZY II,

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:

Unit No. 8564, together with the carport designated No. 8564-C, in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, Pages 203 and 204, Registers' Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10136, Page 708, and Instrument No. 20081203-0117316 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. Seq., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten, Phase II-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by annexation documents in Book 9780, Page 284; Book 9969, Page 111; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, and Instrument No. 20081203-0117316 Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed dated April 23, 1997 in Book 10428, Page 105, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rena C. Ellzy and husband, James A. Ellzy from Ann Randol Stephens, unmarried, by Warranty Deed dated July 28, 2010 and recorded July 29, 2010 as Instrument No. 20100729-0059450, Register's Office of Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 8564 Sawyer Brown Road, Nashville, TN 37221

(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 28th day of December, 2010.

BILL GARRETT, Davidson County
Trans:T20100082170 DEEDWARR
Recvd: 12/30/10 10:12 2 pgs
Fees:13.00 Taxes:736.30
20101230-0103839

Rena C. Ellzy

James A. Ellzy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rena C. Ellzy and James A. Ellzy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 28th day of December, 2010

Commission expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman
Notary Public