BILL GARRETT, Davidson County
Trans:T20110020126 DEEDWARR
Recvd: 04/06/11 09:49 2 pgs
Fees:13.00 Taxes:481.00
20110406-0026515

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this ____ day of April 2011.

Notary Public
My commission expires: 4-23-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Keersten M. Ricks	Brand Mortgage Group	08411009600
2318 Dennywood Dr.	1896 Gen. George Patton Dr.	
Nashville TN 37214	Franklin, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joseph Hunter Ellen a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Keersten M. Ricks , 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:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Hunter Ellen, unmarried by deed from The 2318 Dennywood Drive Trust, dated August 25, 2005 and recorded in Instrument No. 20050907-0107227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Maplecrest of record in Book 1835 Pages 27 and 28, Register's Office for Davidson County, Tennessee 3) Easement as set forth in instrument recorded in Book 4883 Page 944

This property is improved property known as 2318 Dennywood Dr., Nashville, Tennessee 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 1 day of April, 2011.

Joseph Hunter Ellen

Rachel Ellen

Rachel Ellen, who joins in this conveyance for the sole purpose of conveying any marital interest she may have

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 Joseph Hunter Ellen and Rachel Ellen , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of April, 2011.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/20/15