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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50932
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda J. Ellis Mark E. Ellis 188 Moultrie Park Nashville, Tennessee 37205	Farmington Financial Group, LLC 1912 21st Avenue Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 116080H18800CO

BILL GARRETT, Davidson County
Trans:T20110050254 DEEDWARR
Recvd: 08/16/11 11:58 2 pgs
Fees:13.00 Taxes:2353.85
20110816-0063151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$636,175.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack D. Kopald and wife, Candice G. Kopald,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Linda J. Ellis and Mark E. Ellis, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Sugartree, Phase 3 of record in Book 5050, pages 67 through 71, amended in book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Book 6571, page 849, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jack D. Kopald and wife, Candice G. Kopald by Warranty Deed from Robert M. Zone and wife, Margaret D. Zone, dated October 27, 1995 and recorded on October 27, 1995, of record in Book 9840, page 383, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, pages 67 through 71, amended in book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for said County, to which Plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 188 Moultrie Park, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of August, 2011.

Jack D. Kopald

Candice G. Kopald

State of TENNESSEE
County of DAVIDSON

On this 12th day of August, 2011 , before me the undersigned authority, personally appeared Jack D. Kopald and Candice G. Kopald , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $636,175.00

Affiant

Sworn and subscribed before me this the 12th day of August, 2011

Notary Public

My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.