WARRANTY DEED

BR11-2726

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vaughn R. Taylor	New Owner	
2726 McCampbell Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		096-06-058.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALLEN GRANT ELLIS AND LAURA CECELIA ELLIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VAUGHN R. TAYLOR AND WIFE, DANIELLE L. TAYLOR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, being part of a tract marked "Reserved" on the Plan of Donelson Heights, as of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, lying immediately north of Lot 70, as shown on said Plan and described as follows:

Beginning at a point at the common northerly and rear corner of Lots 69 and 70 on said Plan; thence northwesterly along the line between said lots, if extended, 159 feet more or less to the southerly margin of McCampbell Avenue; thence northeasterly along the margin of said avenue 85 feet to a point; thence southerly along the line between Lots 70 and 71, if extended, 159 feet more or less to the common rear and northerly corner of said Lots 70 and 71; thence westerly along the rear line of Lot 70, 85 feet to the beginning.

Being the same property conveyed to Henry W. Ellis, single by deed from Ivan E. Pavatte and wife, Martha Gertrude Pavatte of record in Book 1881, Page 335, in the Register's Office for Davidson County, Tennessee, dated September 11, 1950. The said Henry W. Ellis having since died leaving said property to James T. Ellis, subject to the right of his wife Elsa T. Ellis, to the income therefrom during her lifetime, as shown by Will attached to the Affidavit of record in Instrument No. 20080619-0063186, said Register's Office. The said Elsa T. Ellis having since died. The said James T. Ellis also having since died leaving Allen Grant Ellis and Laura Cecelia Ellis as his only children and heirs, as shown in Affidavit of Heirship of record in Instrument No. 20080619-0063186, said Register's Office.

Grantors have never occupied the said property as their primary residence.

Allen Grant Ellis and Allen Ellis are one in the same person.

Laura Cecelia Ellis and Laura Ellis are one in the same person.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110078744 DEEDWARR
Recvd: 12/13/11 09:47 3 pgs
Fees:18.00 Taxes:388.50
20111213-0096962

unimproved ( )

This is improved (X) property, known as 2726 McCampbell Avenue, Nashville, Tennessee 37214

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 1st day of December, 2011.

Allen Grant Ellis

Laura Cecelia Ellis by Allen Grant Ellis, her attorney in fact

Laura Cecelia Ellis

STATE OF FL
COUNTY OF Orange

On this the 1st day of December, 2011, before me personally appeared Allen Grant Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of December, 2011.

SAUMIL PATEL
Notary Public - State of Florida
My Comm. Expires Dec 13, 2013
Commission # DD 946254

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this the before me personally appeared Allen Grant Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura Cecelia Ellis and who acknowledged he/she/they executed the same as the free act and deed of the said Laura Cecelia Ellis.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

On this the before me personally appeared Allen Grant Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura Cecelia Ellis and who acknowledged he/she/they executed the same as the free act and deed of the said Laura Cecelia Ellis.

Witness my hand and official seal, this the 1st day of December 2011 .

Notary Public

My Commission Expires:

(SEAL)

