RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110956

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110078989 DEEDWARR
Recvd: 12/14/11 09:32 2 pgs
Fees:13.00 Taxes:567.95
20111214-0097190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2011.

NOTARY PUBLIC

My commission expires: 8-4-14

KINTLY GORDON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward R. Ellis Jr. 520 Griffin Circle Hermitage, TN 37076	Same address as new owner	064-16-0E-020.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Three Thousand Five Hundred and 00/100 Dollars ($153,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LYNN GRUNDSET MILNER, ALSO KNOWN AS LYNN L. GRUNDSET, A MARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **EDWARD R. ELLIS JR. AND KENDYL LINDSEY ROGERS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being all of Unit 20, in Building 6, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynn L. Grundset, an unmarried woman, by Bankruptcy Trustee's Deed from Phillips Builders, LLC, dated 7/26/2007, recorded 7/30/2007, of record in Instrument # 20070730-0089925, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656; to any and all restrictive covenants and/or easements of record in the

Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 520 Griffin Circle, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **BRETT MILNER**, husband of the aforesaid **LYNN GRUNDSET MILNER**, do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the husband of the aforesaid **LYNN GRUNDSET MILNER**.

WITNESS OUR HANDS, this the 9th day of December, 2011.

LYNN GRUNDSET MILNER

BRETT MILNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lynn Grundset Milner and Brett Milner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of December, 2011.

Notary Public

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Huntly Gordon
Printed Notary Name

My commission expires: 8-4-14