Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $328,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2012.

Notary Public
My commission expires: 3-21-2016

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20120030216 DEEDWARR
Recvd: 04/25/12 11:00 2 pgs
Fees: 13.00 Taxes: 1213.60
20120425-0035377

Address of New Owner:	Send Tax Bills to:	Tax Information
John Ellie	John Ellie	155-16-0A-269.00 CO
6312 Holly Trace Way	63 Woodrum Circle	
Nashville, TN 37221	Rochester, NY 14612	

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, **Jefferson B. Lee and wife, Julie Lee,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Ellie and wife, Mary Ann Ellie,** 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. 223 on the Plan of Traceside, Section Ten, Revision One of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jefferson B. Lee and wife, Julie Lee by Warranty Deed from Steven Alan Page, unmarried and Angie C. Page, now known as Angie Clark Mitchell, married of record at Instrument No. 20100706-0052603, Register's Office for Davidson County, Tennessee, dated July 02, 2010.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 6312 Holly Trace Way, Nashville, TN 37221

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 the 20th day of April, 2012.

Jefferson B. Lee

Julie Lee

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 **Jefferson B. Lee and Julie Lee,** 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 Franklin, Tennessee, this the 20th day of April, 2012.

Notary Public

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 3·21·2016

FILE NO: 2012042033