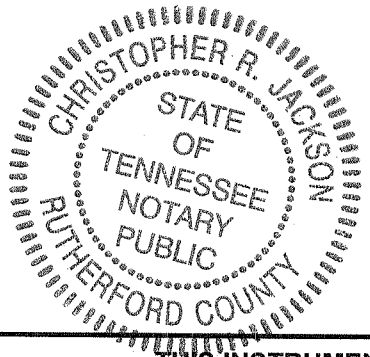
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: March 26, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa L. Ellis	FirstBank	161-01-0A-074.00
(NAME)	(NAME)	
5304 Edmondson Pike, Condominium 4	3500 Blue Lake Drive, Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John C. Overmyer and Valerie Overmyer, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lisa L. Ellis and Matthew Ellis, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 5304 #4, as shown on the Plan of Danbury Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by, the Master Deed of record in Book 6612, Page 75, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, rights and obligations of the Declarant and the Unit Owner and the Bylaws of the Association of Owners.

Being the same property conveyed to Molly G. Timbrook and John C. Overmyer and Valerie Overmyer by Warranty Deed dated November 1, 1994, from Clifton Williams and wife, Gloria P. Williams and filed for record on November 3, 1994, in Book 9511, Page 606, Register's Office for Davidson County, Tennessee. Molly G. Timbrook having since died on June 29, 2009.

This conveyance is subject to (1) All matters as set forth on the boundary plat of record in Plat Book 4675, Page 65, (2) All matters set out in document including but not limited to an Easement to Country Place Associates, LTD as shown of record in Deed Book 6461, Page 530, (3) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, as shown of record in Book 6479, Page 278, (4) Charter of the Danbury Homeowner's Association of record in Book 6625, Page 510, (5) Any and all matters as set out in the Master Deed and By-Laws establishing a "Horizontal Property Regime" of Danbury Condominiums, of record in Book 6612, Page 75 and as Amended in Book 11460, Page 631, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/25/12 13:39 3 pgs
Fees:18.00 Taxes:314.13
20120425-0035469

File No.: 01291-1481
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5304 Edmondson Pike, Condominium 4, Nashville, TN 37211
(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/or 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/or 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 our hands this 23rd day of April, 2012.

John C. Overmyer

Valerie Overmyer

State of Tennessee
County of Williamson

Personally appeared before me John C. Overmyer and Valerie Overmyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of April, 2012.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

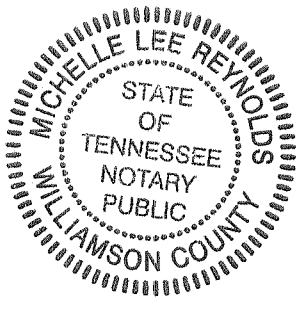
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015