Davidson County	DEEDWARR
Recvd: 05/10/12 13:33	2 pgs
Fees:13.00 Taxes:620.49	
20120510-0040659	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **April, 2012**

Notary Public

MY COMMISSION EXPIRES: 1-6-2015
(AFFIX SEAL)

CARL E. DUNPHY II — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Michaels and Anna Claire Michaels	SunTrust Mortgage Inc	126160A40300CO
(NAME) 1649 Harpeth Run Drive	(NAME) 1001 Semmes Ave, RVW-5023	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kristin Ellis, fomerly known as Kristin Martin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David J. Michaels and Anna Claire Michaels**, hereinafter called the Grantees, their heirs and 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 Lot No. 536 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument Number 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristin Martin, single, by Warranty Deed from Federal Home Loan Mortgage Corporation, dated July 6, 2011 and filed on August 18, 2011 in Instrument Number 20110818-0064066, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The undersigned Clayton Ellis spouse of Kristin Ellis, joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights

unimproved ☐
This is improved ☒ property, known as 1649 Harpeth Run Drive, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this **27th** day of **April, 2012**

Kristin Ellis, f/ka/ Kristin Martin

Clayton Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Kristin Ellis, f/k/a, Kristin Martin and Clayton Ellis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **April, 2012**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY