BILL GARRETT, Davidson County
Trans:T20120053801 DEEDWARR
Recvd: 07/23/12 10:31 2 pgs
Fees:13.00 Taxes:660.45
20120723-0064362

WARRANTY DEED

ET-12-2622

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Tammy L Drummond
Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2012.

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy L. Drummond	USAA Federal Savings Bank	
3530 Couchville Pike (ADDRESS)	10750 McDermott Freeway (ADDRESS)	137-66.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (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 ESTATE OF DONELL BENSON ELLIS, BY DONALD W. ELLIS, EXECUTOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMMY L. DRUMMOND, 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:

Land in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Johnson, Engineers, dated October 13, 1962, as follows:

Beginning at a spike in the center of Couchville Pike at the Southeast corner of the property conveyed to Joseph W. Lunsford and wife, by deed from Houston T. Ezell and wife, et al., as of record in Book 2857, Page 286, Register's Office for said County; thence, with said Lunsford's Easterly line North 2 degrees 35 minutes West 865 feet to an iron pin at a corner of said Lunsford's property; thence, with a southerly line of said Lunsford's property along a fence North 89 degrees 18 minutes East 250 feet to an iron pin; thence, South 2 degrees 35 minutes East 877.8 feet to a spike in the center of said Pike; thence, with the center of said Pike North 88 degrees 25 minutes West 250 feet to the point of beginning.

Being the same property conveyed by Deed from Jerry L. York and wife, Linnie L. York to Donell B. Ellis and wife, Jessie R. Ellis as recorded on the 2nd day of August 1995, in Deed Book 9749, Page 726, in the Register's Office of Davidson County, Tennessee.

Said Jessie R. Ellis having since predeceased Donell B. Ellis. Said Donald W. Ellis as Executor of the Estate of Donell B. Ellis has the full power to sell and convey subject property without joinder of any beneficiary as set out in Will filed in Docket #12P428, County Clerk's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record; and to taxes for the year 2012, and all subsequent years.

unimproved ( )
This is improved (X) property, known as 3530 Couchville Pike, Hermitage, Tennessee 37076
(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 13th day of July, 2012.

Estate of Donell Benson Ellis by
Donald W. Ellis (EXECUTOR)
Estate of Donell Benson Ellis, by Donald W. Ellis, Executor

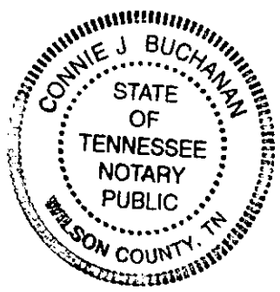
STATE OF Tennessee

COUNTY OF Wilson

On this the 13th day of July 2012, before me personally appeared Donald W. Ellis, Executor of the Estate of Donell Benson Ellis, by Donald W. Ellis, Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 13th day of July 2012.

Connie J Buchanan
Notary Public



My Commission Expires: 6/15/14

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520