WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120059466 DEEDWARR
Recvd: 08/10/12 09:34 2 pgs
Fees:13.00 Taxes:270.10
20120810-0071481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy R. Gray	SAME AS NEW OWNER	04304000100
(NAME)	(NAME)	
513 Myatt Drive		
(ADDRESS)	(ADDRESS)	
Madison , TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHELLE ELLIS AND DANICE KNOX AS THE only heirs-at-law of DONALD ROY ELLIS, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY R. GRAY, HEREINAFTER CALLED THE GRANTEE, HIS 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. 17 on the Plan of Swinging Bridge Heights, of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Donald R. Ellis and wife, Janet S. Ellis by Warranty Deed from Dena L. Johnson and spouse, Richard N. Johnson which deed is dated October 24, 2001 and recorded as Instrument No. 20011025-0117125 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Donald Roy Ellis a/k/a Donald R. Ellis by Quitclaim Deed from Janet Scheuerman Ellis a/k/a Janet S. Ellis pursuant to a Final Decree of Divorce, which Quitclaim Deed is dated June 20,2007 and recorded as Instrument No. 20070625-0075592 in the Register's Office for Davidson County, Tennessee. The said Donald Roy Ellis having since died intestate on July 21, 2011. Affidavit of Heirship established the only heirs-at-law of Donald Roy Ellis to be Michelle Ellis and Danice Knox. Said Affidavit is being recorded with this document in instrument # 20120810-0071480 .800C.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF SWINGING BRIDGE HEIGHTS OF RECORD IN BOOK 2854, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3105, PAGE 313, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 601 Keeton Avenue, Old Hickory, TN 37138
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 6 day of AUGUST 2012

Michelle Ellis

Michelle Ellis

Danice Knox

Danice Knox

File No.: 2012-0499
GRE TN Warranty Deed

STATE OF FLORIDA

COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michelle Ellis,** the within named bargainor, with whom I am personally acquainted (or who 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 official seal at office at Deerfield (CITY), Florida (STATE), this the 06 day of AUGUST, 2012.

My commission expires: 02-08-2014

Notary Public

DIANE M. PERSTEN
Notary Public - State of Florida
My Comm. Expires Feb 8, 2014
Commission # DD 932844

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Danice Knox,** the within named bargainor, with whom I am personally acquainted (or who 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 official seal at office at Nashville (CITY), TN (STATE), this the 07 day of AUGUST, 2012.

My commission expires: 05-03-16

Notary Public

APRIL MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY