WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant As Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(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 371115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas S. Howell as Trustee of OH Holdings NO.603K Trust	SAME AS NEW OWNER	04304000200
(NAME)	(NAME)	
2479 Murfreesboro Rd.		
# 162 (ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120061190 DEEDWARR
Recvd: 08/16/12 11:10 2 pgs
Fees:13.00 Taxes:240.50
20120816-0073469

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 NICHOLAS S. HOWELL as Trustee of OH HOLDINGS NO.603K TRUST, 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. 16 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 Roy Ellis and wife, Jennifer M. Ellis by Warranty Deed dated April 10, 1970 from Medlin Realty Company which deed is of record in Book 4410, Page 279, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Donald Roy Ellis by Warranty Deed from Jennifer M. Ellis Callery which deed is dated March 3, 1974 and recorded in Book 4806, Page 785, said Register's Office. Further being the same property conveyed to Donald Roy Ellis by Harry McNutt, as Trustee, which Quitclaim Deed dated November 13, 1982 and recorded in Book 5967, Page 704, said Register's Office. The said Donald Roy Ellis subsequently conveyed all his right, title and interest in and to subject property to Janet Ellis Scheuerman by Quitclaim dated December 9, 1983 of record in Book 6191, Page 495, said Register's Office. The said Janet Scheuerman Ellis subsequently executed a Quitclaim Deed to establish a tenancy by the entirety in and to subject property in Janet Scheuerman Ellis and husband, Donald Roy Ellis, which deed is dated November 2,2001 and recorded as Instrument No. 20011106-0121706, said Register's Office. The said Janet Scheuerman Ellis subsequently a Quitclaim Deed to convey all her right, title and interest in and to subject property to Donald Roy Ellis which deed is dated June 20, 2007 and recorded as Instrument No. 20070625-0075591, said Register's Office. The said Donald Roy Ellis having since died intestate on July 21, 2011. Affidavit of Heirship of record as Instrument No. 20120810-0071480 established the only heirs-at-law of Donald Roy Ellis to be Michelle Ellis and Danice Knox.
THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; AND 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 3104, PAGE 313, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 603 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

Danice Knox

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 ____ 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