BILL GARRETT, Davidson County
Trans:T20130021885 DEEDWARR
Recvd: 03/18/13 12:23 3 pgs
Fees:18.00 Taxes:2645.50
20130318-0026568

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) SUMNER The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Julie A. Adams Affiant Subscribed and sworn to before me, this 14th day of March, 2013. Notary Public My Commission Expires: 12/28/13

DEBORAH DIANE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Address New Owner As Follows: Donald F. Williams 188 Moultrie Park Nashville, TN 37215	Send Tax Bills To: Same as new owner	Map-Parcel Number: 116080H18800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA J. ELLIS AND MARK E. ELLIS**, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DONALD E. WILLIAMS**, a single man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 188 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Book 6571, page 849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda J. Ellis and Mark E. Ellis, wife and husband by deed from Jack D. Kopald and wife, Candice G. Kopald by deed of record as Instrument No. 20110816-0063151, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 154; Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 4857, page 157; Book 5152, page 401; Book 5514, page 138; Book 5691, page 61 and Book 11758, page 466, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5050, pages 67 thru 71, as amended in Book 5121, page 89; Book 5162, page 632; Book 5169, page 426; Book 5186, page 958; Book 5191, page 412; Book 5210, pages 61, 212, 213, 231 and 343; Book 5222, page 468; Book 5238, page 93; Book 5259, page 833; Book 5267, page 221; Book 5298, page 54; Book 5332, page 197; Book 5365, pages 371 and 378; Book 5425, page 385; Book 5506, page 118; Book 5508, page 932; Book 5606, page 558; Book 5657, page 687; Book 6571, page 849 and Book 6727, page 462, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement of record in Book 4005, page 367, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

7. Subject to an amendment to Ordinance No. 089-663, of record in Book 8116, page 656, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common elements.

This is improved property known as: **188 Moultrie Park, Nashville, TN 37215.**

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 covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of March, 2013.

Linda J. Ellis
LINDA J. ELLIS

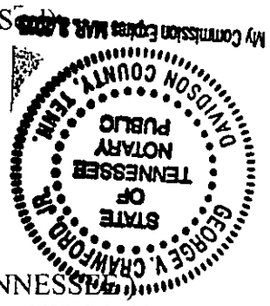
Mark E. Ellis
MARK E. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA J. ELLIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of March, 2013

(Seal)



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK E. ELLIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of March, 2013

(Seal)



Notary Public

My Commission Expires: _____