RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130200156

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130023905 DEEDWARR
Recvd: 03/25/13 09:17 2 pgs
Fees:13.00 Taxes:828.80
20130325-0028925

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 08/23/2016

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CATHERINE SHAW	**Gardner Financial Services, LTD**	**073-01-0-073.00**
1926 RIVERWOOD DRIVE	**1635 NE Loop 410, Ste. 700**	
NASHVILLE, TN 37216	**San Antonio, TX 78209**	

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, WE,

MARY T. ELLIS AND HUSBAND, PRESTON C. ELLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CATHERINE SHAW AND HER HUSBAND, TIMOTHY EASTON

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, described according to a survey dated June 24, 1974, by John B. Kohl, III, Tennessee Registered Surveyor No. 100 as follows:

Beginning at a point on the southeasterly margin of Riverwood Drive located northeastwardly 662.5 feet, as measured along said margin of Riverwood Drive from the easterly margin of Cooper Lane, said point also being the northeasterly corner of the property conveyed to David Timothy Newton by Deed from James H. Lasley, II, et ux, of record in Book 4863, Page 567, Register's Office for said County; thence, with Newton's northeasterly property line, southeastwardly 161 feet to a point on the northwesterly line of the property conveyed to John W. Baldwin, et ux, by deed from Rebecca McDuffee Crook of record in Book 3896, Page 635, said Register's Office; thence with Baldwin's northwesterly property line and the northwesterly line of the property conveyed to George T. Swint et ux, by deed from Alfred Clyde Medley of record in Book 4267, Page 811, said Register's Office, northeastwardly 107.5 feet to a point at the southwesterly corner of the property conveyed to H. D. Cox et ux, by deed from Alex Garner Wilson et ux, of record in Book 3576, Page 637, said Register's Office; thence, with Cox's southwesterly property line, northwestwardly 163 feet to a point on the southeasterly margin of Riverwood Drive; thence, with said margin of Riverwood Drive, southwestwardly 107.5 feet to the point of beginning.

BEING the same property conveyed to Mary T. Ellis and Preston C. Ellis, husband and wife, by Warranty Deed from Samuel L. Hilderbrand and wife, Jean E. Hilderbrand, Trustee U/A/D Sept. 08, 1995, dated 2/15/08 and recorded 2/19/08 in Instrument No. 20080219-0015871, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1926 RIVERWOOD DRIVE, NASHVILLE, TN 37216**

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, 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 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 20th day of MARCH, 2013.

MARY T. ELLIS

PRESTON C. ELLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY T. ELLIS AND HUSBAND PRESTON C. ELLIS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of MARCH, 2013.

GAIL C. VOTAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires:_____

Notary Public

MY COMMISSION EXPIRES:
September 9, 2014