BILL GARRETT, Davidson County
Trans:T20130032187 DEEDWARR
Recvd: 04/19/13 08:09 2 pgs
Fees:13.00 Taxes:991.60
20130419-0038924

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $268,000.00 (Two Hundred Sixty Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of April, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES 6.3.14 (NOTARY SEAL)

AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brandon P. Ellison and Margaret K. Ellison 821 Setliff Place Nashville, TN 37206	Fifth Third Mortgage 5001 Kingsley Dr. MD1MOCBQ Cincinnati, OH 45227	08306007500

WARRANTY DEED

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, I/WE, **KENNETH W. JENNETTE AND WIFE, TERRI E. JENNETTE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRANDON P. ELLISON AND WIFE, MARGARET K. ELLISON,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT 28 AND IN THE SOUTHERLY 8 FEET FRONT AND 4 FEET REAR OF LOT 29 ON THE PLAN OF ROY F. WILLIAMS, SUBDIVISION OF THE HUNTER TRACT, AS OF RECORD IN BOOK 547, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 28 AND PART OF LOT 29 TOGETHER FRONT 58 FEET ON THE EASTERLY SIDE OF SETLIFF STREET AND RUN BACK BETWEEN LINES 160 FEET TO AN ALLEY AND SHOW 54 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KENNETH W. JENNETTE & WIFE, TERRI E. JENNETTE BY DEED FROM KENNETH W. JENNETTE OF RECORD IN INSTRUMENT NO. 20100928-0077163.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **821 SETLIFF PLACE** **NASHVILLE,TN37206**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

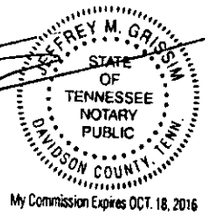
WITNESS, this 16th day of April, 2013

Kenneth W. Jennette **Terri E. Jennette**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth W. Jennette and Terri E. Jennette** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of April, 2013.



Notary Public

Commission Expires: _____