Warranty Deed

BILL GARRETT, Davidson County Trans:T20130042866 DEEDWARR Recvd: 05/22/13 14:08 2 pgs Fees:13.00 Taxes:1517.00 20130522-0051832	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2013. Notary Public My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah K. Westbrook	SWBC Mortgage Corporation	Map & Parcel:
1705 5th Ave. North	9311 San Pedro Avenue #100	08108045400
Nashville, TN 37208	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KACY ELLIS AND HUSBAND, COLIN ELLIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH K. WESTBROOK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being the north 50 feet of Lot No. 166 on the Map of North Nashville Real Estate Plan of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the westerly side of 5th Avenue North and runs back between lines 186.6 feet on the north line and 186 feet, more or less, on the south line to an alley on which it measures 50 feet.

Being the same property conveyed to Kacy Ellis and husband, Colin Ellis by Quitclaim Deed from Kacy C. Van Atta of record in Instrument No. 20100818-0065389, Register's Office for Davidson County, Tennessee, dated August 11, 2010 and recorded on August 18, 2010 and further by Deed from Image Floor Works, Inc., a Tennessee corporation to Kacy C. Vanatta and spouse Christopher D. Vanatta of record in Instrument No. 20040702-0079526, dated July 1, 2004 and recorded July 2, 2004. Christopher D. Vanatta conveyed his interest by Quitclaim onto Kacy C. Vanatta of record in Instrument 20080408-0035604, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1705 5th Ave. North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

RKC CC

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2013.

Kacy Ellis

Colin Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kacy Ellis and Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2013.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY