BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20130066802 DEEDWARR
Recvd: 08/05/13 10:54 2 pgs
Fees:13.00 Taxes:636.40

20130805-0081518

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Smothers	New Owner	
(NAME) 278 Myhr Green	(NAME)	142-7C-65CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BARBARA NICHOLSON, MARRIED AND TYLER ELLENDORF, MARRIED AND PAULINE ELLENDORF, UNMARRIED, EACH WITH A 1/3 UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEGGY SMOTHERS, UNMARRIED,** 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:

Being Unit No. 65 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, including without limitation the bylaws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office, to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Barbara Nicholson, Tyler Ellendorf and Pauline Ellendorf, each with a 1/3 undivided interest by Warranty Deed from William H. Pate, Jr., Co-Trustee of the Irrevocable Trust Agreement of Bettie V. Pate, dated March 4, 2000 of record in Instrument No. 20060418-0043905, said Register's Office.

This was not the principal place of residence for Barbara Nicholson and Tyler Ellendorf.

Tyler Ellendorf and Tyler J. Ellendorf are one and the same.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 24, said Register's Office; and (c) master deed and bylaws of record in Book 7184, page 44, Book 7482, page 312, Book 7467, page 279 and Instrument No. 20111101-0084880, said Register's Office; (d) easements of record in Book 5374, page 511, Book 5407, page 643, Book 6483, page 907 and Instrument No. 20060724-0088823, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 278 Myhr Green, Nashville, TN 37221
(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 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 2nd day of August, 2013.

x Pauline Ellendorf by Barbara Nicholson attorney in fact

Pauline Ellendorf

x Barbara Nicholson

Barbara Nicholson

x Tyler Ellendorf by Nathan Nicholson attorney in fact

Tyler Ellendorf, By:Nathan Nicholson, Attorney in Fact

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 Barbara Nicholson and Pauline Ellendorf, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of August, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2013, before me personally appeared Nathan Nicholson, to me known to be the person who executed the foregoing instrument on behalf Tyler Ellendorf and acknowledged that he executed the same as the free act and deed of Tyler Ellendorf.

WITNESS my hand and seal this 2nd day of August, 2013.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2013, before me personally appeared Barbara Nicholson, to me known to be the person who executed the foregoing instrument on behalf of Pauline Ellendorf and acknowledged that she executed the same as the free act and deed of Pauline Ellendorf.

MY COMMISSION EXPIRES:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015