WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

Subscribed and sworn to before me, this 21st day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Ellis	NEW OWNER	
(NAME)	(NAME)	(MAP)
5705 Brentwood Trace		160-14-0B-005.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Renee S. Halbert, Trustee of "Eloise A. Smith, Irrevocable Trust", created under an Irrevocable Grantor Trust Agreement dated April 20, 2011**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Johnny Ellis**, hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Unit No. 5705, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of appended thereto, recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 988, said Register's Office and amendment to Master Deed of record in book 5545, page 510, said Register's Office.

Being the same property conveyed to Paul M. Smith, Jr., (now deceased) and wife, Eloise A. Smith by Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Book 5559, page 338, dated January 24, 1980 and recorded January 25, 1980, and further conveyed to Renee S. Halbert, Trustee of "Eloise A. Smith, Irrevocable Trust", created under an Irrevocable Grantor Trust Agreement dated April 20, 2011 by Quitclaim Deed from Eloise A. Smith of record at Instrument No. 20110518-0038127, Register's Office for Davidson County, Tennessee, dated April 27, 2011 and recorded on May 18, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5705 Brentwood Trace, Brentwood, Tennessee 37027

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.

BILL GARRETT, Davidson County
Trans:T20130072661 DEEDWARR
Recvd: 08/22/13 12:26 2 pgs
Fees:13.00 Taxes:425.50
20130822-0088653

Witness my hand this 21st day of August, 2013.

Renee S. Halbert, Trustee

Renee S. Halbert, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Renee S. Halbert, Trustee of "Eloise A. Smith, Irrevocable Trust", created under an Irrevocable Grantor Trust Agreement dated April 20, 2011,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of August, 2013.

Notary Public

My Commission Expires: 9/23/13

