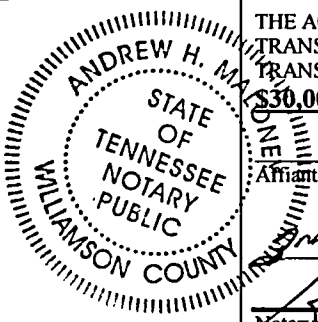
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/13 14:28 5 pgs
Fees:28.00 Taxes:111.00
20130903-0092652



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $30,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of September, 2013.

Notary Public

My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mallard Roofing and Exteriors, LLC	SAME	07006008300
106 Garrett Drive		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sue Ellen Ellmore, Adam Ellmore, Katie Ellmore Parker, and Diane Ellmore Throgmorton, the Heirs-at-law of Mark Alfred Ellmore, Jr., and Neil Chaffin,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mallard Roofing and Exteriors, LLC, a Tennessee limited liability company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 15-B of the Plan of Taigan's Court Subdivision, as of record in Plat Book 8250, Page 911, Register's Office for Davidson, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark Ellmore and Neil Chaffin from T. Larry Edmondson, Trustee in bankruptcy for Isaac and Jacquiline Okoreeh-Baah, by Trustee's Deed on August 23, 2012, of record in Instrument Number 20121005-0091576, and corrected in Instrument Number 20130903-0092651 **, Register's Office for Davidson County, Tennessee. The Heirs-at-law of Mark Alfred Ellmore, Jr. are identified by Affidavit of Heir ship of record in Instrument Number** 20130903-0092650 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 8250, Page 911, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6900, Page 710, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2745 Buena Vista Pike, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 30, 2013.

Neil Chaffin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neil Chaffin,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sue Ellen Ellmore

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sue Ellen Ellmore,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Diane Throgmorton

Diane Ellmore Throgmorton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diane Ellmore Throgmorton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013.

My commission expires April 15, 2017

Tonya M. Byrd

Notary Public

TONYA M. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Adam Ellmore

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam Ellmore,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Katie Ellmore Parker

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katie Ellmore Parker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE