BILL GARRETT, Davidson County
Trans:T20130079098 DEEDWARR
Recvd: 09/12/13 10:23 3 pgs
Fees:18.00 Taxes:203.50
20130912-0096230

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ellivas Supernnuation, LLC
43 May Maxwell Cres
Gilmore ACT 2905
Australia

SEND TAX BILL TO:
Owner

MAP **81-14**
GROUP
PARCEL **26.00**

MORTGAGEE:

None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Utley, Administrator of the Estate of Mary Alice Dunn, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ellivas Superannuation, LLC, a limited liability company**, hereinafter called the GRANTEE, its successors 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 Lot No. 13 on the Plan of E T Holman Subdivision, of record in Book 161, page 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly side of Heiman Street, formerly Boxsley Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary C. Edmondson, a widow, by deed dated January 22, 1954 from Wm. Maceo Thomas and wife, Willie M. Thomas, of record in Book 2246, page 218, Register's Office, Davidson County, Tenessee and conveyed to Mary Alice Edmondson Dunn by deed dated March 12, 1980 from Mary C. Edmondson, a widow, of record in Book 5579, page 700, Register's Office for Davidson County, Tennessee; and upon the death of Mary C. Edmondson bequeathed in her Last Will and Testament to her said daughter, Mary Alice Dunn, a copy of which is recorded of record in Book 8201, page 796, said Register's Office, and the said Mary Alice Dunn having since died being the same property which the said Grantor is authorized to sell by Order of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket no. 08P-49.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2517 W Heiman St, Nashville, Tennessee 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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 my hand this the 10 day of **September, 2013.**

Christopher V. Utley Administrator of the Estate of Mary Alice Dunn deceased

Christopher Utley, Administrator of The Estate of Mary Alice Dunn, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher Utley, Administrator of the Estate of Mary Alice Dunn**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10 day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016