THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _____
Bankers Title & Escrow Corp. 3310 West End Ave., Suite 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 2013 _____ Notary Public MY COMMISSION EXPIRES: 11-16-2015
BILL GARRETT, Davidson County Trans:T20130082841 DEEDWARR Recvd: 09/25/13 10:03 2 pgs Fees:13.00 Taxes:1572.50 20130925-0100624	(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ellis	Donald & Arian Ellis	MAP
708 Millstone Lane	1797 Newell Avenue	PARCEL 117-01-0-194.00
Nashville, TN 37205	Walnut Creek, CA 94595	
(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, **Jonathan Lehman and unmarried man and Suzy Newman Liff an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Ellis and Arian Ellis, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Jarman Property of record in Plat Book 9700, Page 595, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Lehman and Suzy Newman Liff by Warranty Deed from Ruth E. Green, married of record at Instrument No. 20130606-0057411, Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 06, 2013. Being the same property previously conveyed to Ruth E. Green by General Warranty Deed from WLB-Brighton, LLC, a Tennessee limited liability company of record at Instrument No. 20000330-0032070, Register's Office for Davidson County, Tennessee, dated March 30, 2000 and recorded on March 30, 2000.

Also known as 708 Millstone Lane, Nashville TN 37205

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **708 Millstone Lane, Nashville, TN 37205.**

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 hand(s) this the 13 day of September, 2013.

Jonathan Lehman

Suzy Newman Liff

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 **Jonathan Lehman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13 day of September, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Suzy Newman Liff** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13 day of September, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

Notary Public