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

ADDRESS NEW OWNER:
Lisa L. Ellis
119 Highland Villa Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Churchill Mortgage Corp.
761 Old Hickory Blvd. Ste 400
Brentwood, TN 37027

MORTGAGEE:
Churchill Mortgage Corporation
761 Old Hickory Blvd.
Brentwood, TN 37027

MAP	**161-14**
GROUP	**0B**
PARCEL	**119.00**

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, **Erin N. Scensny, a single woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lisa L. Ellis, married**, hereinafter called the GRANTEE, her 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 Unit No. 119 on the Plan of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, page 312, and amended in Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, and Book 7600, page 361, all in the Register's Office, Davidson County, Tennessee to which plan and Exhibit B to said Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erin N. Scensny, a single woman by deed from Nancy R. Denny, unmarried, dated 09/07/2004, recorded 09/20/2004 of record in Instrument no. 200409200112542, Register's Office for Davidson County, Tennessee.

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 **119 Highland Villa Drive, Nashville, Tennessee 37211.**

BILL GARRETT, Davidson County
Trans:T20130091417 DEEDWARR
Recvd: 10/24/13 14:03 2 pgs
Fees:13.00 Taxes:495.80
20131024-0110946

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the **15th** day of **October, 2013.**

Erin N. Scensny

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Erin N. Scensny, a single woman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2013.

NOTARY PUBLIC

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 7-22-14