BILL GARRETT, Davidson County
Trans:T20130097961 DEEDWARR
Recvd: 11/18/13 14:25 2 pgs
Fees:13.00 Taxes:595.70

20131118-0118851

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2013

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-3-14
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Hall 2401 Cloverdale Road Nashville, TN 37214	New Owner	Map/Parcel 09511003600

For and in 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,

Stephanie Leigh Ellis, a/k/a Stephanie L. Ellis, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Chris Hall, single

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:

Being Lot No. 58 on the Plan of Merry Oaks, of record in Book 1835, Pages 67-68, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 83 feet on the south side of Cloverdale Road and runs back between lines 118.8 feet on the west line and 257.5 feet on the east line, to a dead line in the rear which measures 214.1 feet.

Being the same property conveyed to Gerald R. Herald and wife, Peggy L. Herald, by Warranty Deed from E.M. Murphy and wife, Colleen M. Murphy, dated June 1, 1959 in Book 2908, page 511. Peggy L. Herald died on 12/16/2010 leaving property vested in Gerald R. Herald as surviving tenant by the entirety. Gerald R. Herald died 1/1/2012 leaving property devised to Steven Ray Herald by Last Will and Testament filed in Docket #12P360 Davidson County Probate Court. Steven Ray Herald died 10/29/2012 leaving said property devised to Stephanie Leigh Ellis by Last Will and Testament of Steven Ray Herald filed in Docket #12P1885 Davidson County Probate Court. Stephanie Leigh Ellis and Stephanie L. Ellis are one and the same person.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1835, Page 67-68, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 1855, Page 377; as amended in Book 1876, Page 264, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2401 Cloverdale Road, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 14th day of November, 2013.

Stephanie Leigh Ellis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stephanie Leigh Ellis, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076