WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$329,000.00**

Anderson
Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Lana M. Alessio
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

BILL GARRETT, Davidson County
Trans:T20140030373 DEEDWARR
Recvd: 05/02/14 14:00 2 pgs
Fees:13.00 Taxes:1217.30
20140502-0037512

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Schneller	Beverly Schneller	131-03-0C
(NAME)	(NAME)	(MAP)
4400 Belmont Park Terrace #167	2015 Lombardy Ave	167.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chad Ellis and wife, Joyce Ellis**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Beverly Schneller, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 167 on the Plan of Section Five, Arden Place of record in Plat Book 4955, Page 41, in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Chad Ellis and wife, Joyce Ellis by deed from Russell B. Porter, unmarried of record in Instrument No. 20110727-0057567 Register's Office for Davidson County, Tennessee, dated July 21, 2011 and recorded on July 27, 2011. Scrivener's Affidavit (to correct property address) recorded in Instrument No. 20111104-0086300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4400 Belmont Park Terrace #167, Nashville, Tennessee 37215

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/our hand(s) this 30th day of April, 2014.

Chad Ellis

Joyce Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Chad Ellis; Joyce Ellis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of April, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015