Davidson County DEEDWARR
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Fees:18.00 Taxes:643.43
20141216-0114856

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day Dec of 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joshua Hanks and Kourtney L. Hall, joint tenancy with full rights of survivorship	Primelending	064 16 0E 020.00
(NAME)	(NAME) 17330 Preston Rd Ste 160B	
520 Griffin Circle		
(ADDRESS)	(ADDRESS)	
Hermitage 37076	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Three Thousand Nine Hundred And No/100 Dollars ($173,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Edward R. Ellis, Jr., unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Hanks and Kourtney L. Hall, joint tenancy with full rights of survivorship**, 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 all of Unit 20, in Building 6, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same premises conveyed to Edward R. Ellis, Jr. by Quitclaim Deed from Kendyl Lindsey Rogers dated December 09, 2011 and recorded December 14, 2011 as Instrument No. 201112140097192 in the said Register's Office for Davidson County, Tennessee. Said property previously conveyed to Edward R. Ellis, Jr., and Kendyl Lindsey Rogers, husband and wife, by Warranty Deed dated December 9, 2011, from Lynn Grundset Milner, also known as Lynn L. Grundset, a married woman, and filed of record in Instrument No. 20111214-0097190, said Register's Office.

File Number: MTJ-141984

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 520 Griffin Circle, Hermitage, TN 37076

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, has 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 hands this 12th day of December, 2014.

Edward R. Ellis, Jr.

STATE OF TENNESSEE

COUNTY OF Wilson

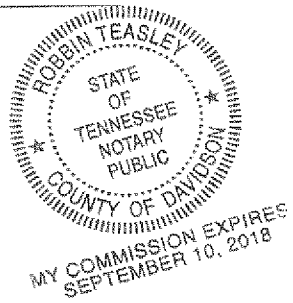
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Edward R. Ellis, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2014.

Notary Public

My Commission Expires:

(SEAL)



File Number: MTJ-141984

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robyn DuBray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY