Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-5516

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093986 DEEDWARR
Recvd: 12/16/14 11:32 2 pgs
Fees:13.00 Taxes:1665.00
20141216-0114888

Y-SP-14-741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott B. Johnson and Darla J. Johnson	**Regions Bank**	
(NAME)	(NAME)	
741 Greeley Drive	**2050 Parkway Office Cir.**	**115-04-0-033.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARY JOSEPHINE CARR ELLIS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCOTT B. JOHNSON AND DARLA J. JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 251, SECTION 10, HILLWOOD ESTATES, as shown on plat of record in Plat Book 2331, Pages 95 and 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Joseph Porter Ellis, Jr. to Joseph Porter Ellis, Jr., and wife, Mary Josephine Carr Ellis as recorded on the 15th day of January, 2009 in Instrument No. 20090115-0003784 and Warranty Deed from Walker Homes Company, a Tennessee Corporation to Joseph Porter Ellis, Jr., and wife, Gertrude H. Ellis as recorded on the 17th day of April, 1959 in Deed Book 2901, Page 435, in the Register's Office of Davidson County, Tennessee. The said Joseph Porter Ellis, Jr. having since died on August 19, 2014 leaving Mary Josephine Carr Ellis as the living tenant by the entirety.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of SECTION 10, HILLWOOD ESTATES, as recorded in Plat Book 2331, Page(s) 95 and 96.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2539, Page 216.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 6099, Page 346.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **741 Greeley Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF NOVEMBER, 2014.

Mary Josephine Carr Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JOSEPHINE CARR ELLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212