BILL GARRETT, Davidson County
Trans:T20150021676 DEEDWARR
Recvd: 03/25/15 10:04 2 pgs
Fees:13.00 Taxes:294.15
20150325-0025526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 79,500.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2015.

Notary Public

My commission expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **KYLE A. BROWN** | **WELLS FARGO BANK, N.A.** | **07009006600** |
| | | **07009006700** |
| **3104 CURTIS ST** | **800 WALNUT ST** | |
| **NASHVILLE, TN 37218** | **DES MOINES, IA 50309-3605** | |

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 ACKNOWLEDGE, WE,

**LEWIS ELLIS, III, UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KYLE A. BROWN, UNMARRIED MAN**

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 THE EASTERLY 100 FEET OF THE WESTERLY 133.8 FEET OF LOT NO. 2 ON THE PLAN OF H. E. SIMKIN'S SUBDIVISION OF THE L. G. CURTIS LANDS, OF RECORD IN BOOK 547, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 100 FEET ON THE NORTHEASTERLY SIDE OF CURTIS STREET AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO LEWIS ELLIS, III, UNMARRIED, BY WARRANTY DEED FROM ERNEST HAROLD MORRIS AND WIFE, AUDREY A. MORRIS, DATED 05/18/2001 AND RECORDED ON 05/24/2001 IN INSTRUMENT NUMBER 20010524-0054515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as 3104 CURTIS ST, NASHVILLE, TN 37218.

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 in 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 18th day of March, 2015.

LEWIS ELLIS, III

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Witness my hand, at office, this 18th day of March, 2015.

Stacey Denson Palmer
Notary Public

My Commission Expires:

