WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Ellis	Johnny Ellis	17200016100
(NAME)	(NAME)	
131 Holt Hills Road	131 Holt Hills Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tina Beatty, Successor Trustee of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their appointess dated 1/29/2002 and Marsha Puckett, Tina Beatty, Richard W. Argo, and Robbie Jo. Smithson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Johnny Ellis,** 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 Lot 1 parcel 161 on the Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section 4, Holt Hills of record in Plat Book 9700, Page 541, Register's Office for Davidson County, Tennessee.

Reference is hereby made to said plat for a more comprehensive and binding description.

Being a portion of the property conveyed to Richard C. Argo and wife, Martha Argo by deed from Holt Hills Development Company, Inc., of record in Book 5869, Page 932. Richard C. Argo and wife Martha Argo conveyed a portion of the property to Tina Argo Beatty by deed of record in Book 7219, Page 262. Tina C. Argo conveyed property to Richard C. Argo by deed recorded in Book 10984, Page 502. Richard Carney Argo conveyed property to Richard Carney Argo and Marsha Puckett, Co-Trustees to be held pursuant to the terms of the Richard Carney Argo Living Trust for Marsh Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their appointees, dated January 29, 2002 by deed recorded in Instrument No. 20110920-0072679.
Richard C. Argo and wife Martha Argo conveyed a portion of the property to Martha Argo by deed of record in Book 7559, Page 187. Martha Argo a/k/a Martha Alice Argo having died testate and will probate in Will Book 175, Page 213, Probate Clerk's Office for Davidson County, Tennessee. Affidavit of Inheritance recorded in Book 8937, Page 356 and executed by Richard C. Argo, Executor of the Estate of Martha Alice Argo, deceased, and in addition executed by Marsha E. Puckett and Tina Beatty discloses property to be vested in Richard C. Argo under the Last Will and Testament of Martha Alice Argo, deceased. Affidavit of Inheritance corrected and re-recorded in Book 8943, Page 548. Richard Carney Argo having died testate and probate in Probate Court for Davidson County, Tennessee, under Probate File 14P1699 leaving this property to the Richard Carney Argo Living Trust, Tina Beatty as successor Trustee. Tina Beatty, Marsha Puckett, Richard W. Argo, and Robbie Jo. Smithson join in this conveyance to convey any interest they may have in this property.

BILL GARRETT, Davidson County
Trans:T20150022111 DEEDWARR
Recvd: 03/26/15 10:51 2 pgs
Fees:13.00 Taxes:710.40
20150326-0025993

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 131 Holt Hills Road, Nashville, TN 37211
(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/our hands this 23rd day of March, 2015.

Tina Beatty, Successor Trustee of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their appointess dated 1/29/2002

Tina Beatty, Individually

Marsha Puckett, Individually by Tina Beatty as her attorney in fact

Richard W. Argo, Individually

Robbie Jo Smithson, Individually

State of Tennessee
County of Williamson

Personally appeared before me Tina Beatty, Successor Trustee of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their appointess dated 1/29/2002, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as said Trustee, for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2015.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina Beatty, Richard W. Argo and Robbie Jo Smithson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Notary Public
Commission Expires:

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 23rd day of March, 2015, before me personally appeared Tina Beatty, the person who executed the foregoing instrument on behalf of Marsha Puckett and who acknowledged that she executed the same as the free act and deed of the said Marsha Puckett, through Power of Attorney granted her by the said Marsha Puckett .

Notary Public
Commission Expires:

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018