WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $145,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of April, 2015.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
1134 Ardee Avenue Trust ~~Amanda Dean~~	SAME	061-15-0-112.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joseph Ervin, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee for The 1134 Ardee Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Phyllis Ervin joins in this conveyance for the purpose of conveying any and all marital interest she may have in and to said property.

Being Lot No. 13 of Block "B" on the plan of the Resubdivision of Sunnymeade, of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charlie P. Elrod, Sr. and wife, Hazel A. Elrod by deed from W.T. Clinard and wife, Jessie B.Clinard on May 5, 1993, of record in Book 8952, page 27, Register's Office for Davidson County, Tennessee. Charlie P. Elrod having died on December 11, 2002 leaving said property to Hazel A. Elrod by right of Survivorship. Hazel E. Elrod died testate on February 10, 2008. Her Last Will and Testament was admitted to Probate at Cause No. 10P970, Probate Court for Davidson County, Tennessee, leaving as her only heir-at-law; Joseph Michael Ervin. Joseph Michael Ervin qualified and was appointed as Executor of The Estate of Hazel E. Elrod. Property further conveyed to Joseph Michael Ervin in Instrument Number 20100929-0077567, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 56 and 57, Register's Office Davidson County, Tennessee.

This is improved property known as: **1134 Ardee Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 2, 2015.

Davidson County DEEDWARR
Recvd: 04/07/15 12:18 2 pgs
Fees:13.00 Taxes:536.50
20150407-0030422

Joseph M. Ervin
Joseph Ervin

Phyllis A. Ervin
Phyllis Ervin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Ervin and Phyllis Ervin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 2, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY