WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/15 10:16 3 pgs
Fees:18.00 Taxes:1267.90
20150521-0046926

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $342,675.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1106B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Earl R. Taylor	New Owner	131030B14900CO
4400 Belmont Park Terrace, Unit 149	4407 Beechwood Rd.	
Nashville, TN 37215	Knoxville, TN 37920	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHAD ELLIS AND JOYCE ELLIS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EARL R. TAYLOR AND WIFE, SHERYL D. TAYLOR

HEREINAFTER CALLED THE GRANTEE(S), 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 Building Site 149 on the Plan of Section Two, Arden Place of record in Plat Book 4675, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judith Ann Lovin by Warranty deed from Karen B. Davis, unmarried of record in Instrument No. 20010507-0047074 Register's Office for Davidson County, Tennessee, dated May 4, 2001 and recorded on May 7, 2001. Judith Ann Lovin, having died on March 27, 2014, her interest in said property being vested in Lindsey Lovin Hislop in accordance with affidavit of heirship of record in Instrument No. 20150310-0020521 for Davidson County, Tennessee.

Being the same property conveyed to Chad Ellis and Joyce Ellis, husband and wife by Warranty deed from Lindsey Lovin Hislop of record in Instrument No. 20150310-0020522 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 10, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2105 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 119, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4754, Page 455, supplemented in Book 4819, Page 564; Book 4916, Page 277; Book 5019, Page 942; Book 5091, Page 66; Book 5129, Page 120; Book 5163, Page 384; Book 5231, Page 375; Book 5351, Page 592 and Book 5514, Page 636, Instrument No. 20070816-0098235 and in Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4628, Page 473, in the Register's Office for Davidson County, Tennessee.

Charter of Arden Place Homeowners Association, Inc of record in Book 4749, Page 634, in the Register's Office for Davidson County, Tennessee.

Deed of conveyance of Common Areas of record in Book 4820, Page 77, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4400 Belmont Park Terrace, Unit 149, Nashville, TN 37215

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 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 hand on the 20th day of May, 2015.

Chad Ellis

Joyce Ellis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHAD ELLIS AND JOYCE ELLIS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of May, 2015.

Notary Public

My Commission Expires: 10/3/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1106B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

