BILL GARRETT, Davidson County
Trans:T20150049324 DEEDWARR
Recvd: 06/19/15 15:53 3 pgs
Fees:18.00 Taxes:1036.00
20150619-0059114

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2015. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Address New Owner As Follows: Education Intelligence, Incorporated 1909 Lebanon Pike Nashville, TN 37210	Send Tax Bills To: New Owner	Map-Parcel Number: 095 09 0 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ELLMORE LIVING TRUST, dated October 9, 2007, by and through SUE ELLEN ELLMORE, CO-TRUSTEE, and MICHAEL ADAM ELLMORE, KATHERINE AMANDA ELLMORE and DIANE ELIZABETH ELLMORE,**

SUCCESSOR CO-TRUSTEES Of MARK A ELLMORE, JR., Deceased, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EDUCATION INTELLIGENCE, INCORPORATED, a Tennessee corporation**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being the northerly part of that tract marked "White" on the Gayland Subdivision, as of record in Book 2083, Page 68, Register's Office for said County, described partly according to said plan, as follows:

BEGINNING on the westerly margin of Gayland Court at the northeast corner of the property conveyed to Fred Klausmeier of record in Book 2303, Page 521, Register's Office for said County; thence with the westerly margin of said Court, North 30° 59' West 250 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northwesterly direction 30.2 feet to the southerly margin of Lebanon Road; thence with said Road, westwardly 112.6 feet to the northeast corner of property conveyed to Maxine Beckworth by deed from Balle P. Waggoner and wife, of record in Book 2017, Page 483, said Register's Office; thence with said line South 23° 01' East 272.6 feet, more or less, to the northwest corner of Fred Klausmeier's lot; thence with his north line, eastwardly 147 feet, more or less, to the westerly margin of Gayland Court, the point of beginning.

Being the same property conveyed to Mark A. Ellmore and wife, Sue E. Ellmore by deed from Robert W. Ingram and wife, Sherri Ingram D/B/A Ingram Properties of record in Instrument No. 20061130-0148042, dated November 30, 2006, said Register's Office. Mark A. Ellmore and wife, Sue Ellmore have since conveyed their interest in said property to The Ellmore Living Trust by quitclaim deed of record in Instrument No. 20080213-0014473, dated February 12, 2008, said Register's Office. A Memorandum of said Trust is of record in Instrument No. 20080213-014470, said Register's Office. The said Mark A. Ellmore, Jr. died on or about September 21, 2012 and The Ellmore Living Trust names Michael Adam Ellmore, Katherine Amanda Ellmore and Diane Elizabeth Ellmore as successor co-trustees.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as: 1909 Lebanon Pike, Nashville, TN 37210.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that it is 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 further covenant and bind themselves, its successors and assigns, to warrant

and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of June, 2015.

THE ELLMORE LIVING TRUST

By: Sue Ellen Ellmore
SUE ELLEN ELLMORE, Co-Trustee

BY: Michael Adam Ellmore
MICHAEL ADAM ELLMORE, Successor Co-Trustee

BY: Katherine Amanda Ellmore
KATHERINE AMANDA ELLMORE, Successor Co-Trustee

BY: Diane Elizabeth Ellmore
DIANE ELIZABETH ELLMORE, Successor Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE ELLEN ELLMORE, CO-TRUSTEE, and MICHAEL ADAM ELLMORE, KATHERINE AMANDA ELLMORE and DIANE ELIZABETH ELLMORE, SUCCESSOR CO-TRUSTEES, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

RICHARD A. MILLER III
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand, at office, this 19th day of June, 2015

Notary Public

My Commission Expires: 05.19.2018

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