File Bof 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064396**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150053189 DEEDWARR
Recvd: 07/01/15 14:48 2 pgs
Fees:13.00 Taxes:1757.50
20150701-0063832

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner: James Alan Ellis and Susan P. Ellis 6215 ROBIN HILL RD Nashville TN 37205-3525	Send Tax Bills To: Farmington Mortgage 2002 Richard Jones Rd., #300 A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 115-16-12.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Greer Shannon Moran, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Alan Ellis and Susan P. Ellis, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of West Meade Farms, Inc., Section "E" as of record in Book 1835, page 70, Register's Office for said County.

Said Lot No. 98 fronts 145 feet on the Southerly side of Robin Hill Road and runs back 369.8 feet on the Westerly line and 364 feet on the Easterly line, to a dead line, measuring 145.1 feet thereon.

Being the same property conveyed to Sam Houston Moran, and wife, Elizabeth Shannon Moran by Warranty Deed from Douglas J. Horton and wife, Martha S. Horton dated June 12, 1986 and recorded on the 16th day of June, 1986 in Deed Book 6887, Page 170, in the Register's Office of Davidson County, Tennessee.

Further being the same conveyed to Elizabeth Shannon Moran by Final Decree, Docket No. 90D-894 in the Probate Court for Davidson County, Tennessee, as recorded on the 18th day of December, 1990 in Deed Book 8259, Page 299, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WEST MEADE FARMS, INC., SECTION "E", as recorded in Plat Book 1835, Page(s) 70.

This is improved property located at 6215 ROBIN HILL RD Nashville TN 37205-3525.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2015.

Elizabeth Greer Shannon Moran

Elizabeth Greer Shannon Moran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Greer Shannon Moran, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018