BILL GARRETT, Davidson County
Trans: T20150068107 DEEDWARR
Recvd: 08/13/15 15:47 2 pgs
Fees: 13.00 Taxes: 1110.00
20150813-0081368

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 300,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2015.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Edmund Ellis, III,	WELLS FARGO BANK NA	**03407005200**
313 Twin Hills Drive	2701 WELLS FARGO WAY	
Madison, TN 37115	MINNEAPOLIS, MN 55467-8000	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Canvas Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Edmund Ellis, III, a married person

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows. to wit: Being Lot No. 183 on the Plan of Shepherd Hills, Sec. VIII, as of record in Book 2854, page 120, Register's Office for said county.

Being the same property conveyed to Canvas Properties, LLC by Warranty Deed from Westwood Communities, Inc dated 02/12/15 and recorded on 03/04/15 in Instrument No. 20150304-0018994, said Register's Office for said county.

Also being the same property conveyed to Westwood Communities, Inc by Special Warranty Deed from The Secretary of The Department of Housing and Urban Development dated 02/09/15 and recorded on 02/18/15 in Instrument No. 20150218-0014154, said Register's Office for said county.

Also being the same property conveyed to The Secretary of The Department of Housing and Urban Development by Special Warranty Deed from Bank of America, NA., successor by merger to BAC Homes Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP dated 10/15/13 and recorded on 08/27/14 in Instrument No. 20140827-0078020, said Register's Office for said county.

Also being the same property conveyed to Bank of America, NA., successor by merger to BAC Homes Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by Substitute Trustee's Deed from Rubin Lublin TN, PLLC dated 09/18/13 and recorded on 10/04/13 in Instrument No. 20131004-0104466, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 313 Twin Hills Drive, Madison, TN 37115.

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 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/our hand(s) this 12th day of August, 2015.

Canvas Properties, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, MORGAN CRYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged such person to be member (or other officer authorized to execute the instrument) of Canvas Properties, LLC, the within named Grantor, a limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained , by personally signing the name of the limited liability company as Member.

Witness my hand, at office, this 12th day of August, 2015.

_____
Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON