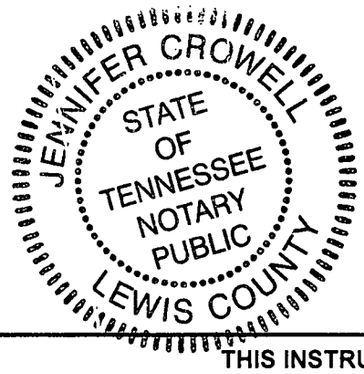
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2015.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tammy Eller	MIG	14702013500
(NAME)	(NAME)	
4860 Corning Dr.	8320 E. Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Kathryn S. Davis Revocable Living Trust, Dated November 4, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammy Eller**, an unmarried woman 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:

Land located in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 22 on the Plat of Elysian Park of record in Plat Book 2331, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 138.0 feet on the easterly margin of Corning Drive and extends back 274.5 feet at the northerly line and 278.0 feet on the southerly line to a dead line in the rear, measuring 138.1 feet thereon.

Being the same property conveyed to Kathryn S. Davis, an unmarried person by Warranty Deed dated 09/24/2003 from Stanley W. DeMarcus, Jr., an unmarried person of record in Instrument 200309260142991, Register's Office for Davidson County, Tennessee and Re-Recorded Warranty Deed dated 09/24/2003 from Stanley W. DeMarcus, Jr., an unmarried person of record in Instrument 20040123000887 4, Register's Office for Davidson County, Tennessee and further conveyed to the Kathryn S. Davis Revocable Living Trust, dated November 4, 2014 by Warranty Deed dated 11/04/2014 from Kathryn S. Davis, an unmarried person of record in Instrument 201412300118671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4860 Corning Dr., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150073827 DEEDWARR
Recvd: 08/31/15 13:12 2 pgs
Fees: 13.00 Taxes: 1017.50
20150831-0088095

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 is 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 our hands this 27th day of August, 2015.

KATHRYN S. DAVIS, TRUSTEE OF THE
KATHRYN S. DAVIS REVOCABLE LIVING TRUST
U/A/D NOVEMBER 4, 2014

_____, Trustee
Kathryn S. Davis
Trustee

State of Tennessee

County of Davidson

On this 27th day of August, 2015 before me, a Notary public in and for said County and State, personally appeared Kathryn S. Davis, Trustee of the Kathryn S. Davis Revocable Living Trust, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in her capacity as Trustee, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

_____
Notary Public

My Commission Expires: _____