BILL GARRETT, Davidson County
Trans:T20150088510 DEEDWARR
Recvd: 10/16/15 15:53 3 pgs
Fees:17.00 Taxes:0.00
20151016-0105745

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Darrel L. Ellis, Trustee 2500 Oakland Avenue Nashville, Tennessee 37212	SAME	104 16 0 280.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Darrel L. Ellis, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Darrel L. Ellis, Trustee of The Darrel L. Ellis Living Trust, established by the Revocable Trust Agreement of Darrel L. Ellis dated October 13, 2015**, as amended from time to time, and to his/her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of October, 2015.

Darrel L Ellis, MD

Darrel L. Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrel L. Ellis, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of October, 2015.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Notary Public

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EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 187 on the Map of Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

SAID northerly one-half of Lot No. 187 fronts 50 feet on the easterly side of Oakland Avenue, and runs back between parallel lines with the southerly margin of Beechwood Avenue, 175 feet to an alley.

Being the same property conveyed to Darrel L. Ellis by deed from Christie Allen Ellis, of record as Instrument No. 20051227-0154154, Register's Office for Davidson County, Tennessee.

This is improved property known as 2500 Oakland Avenue, Nashville, Tennessee 37212.

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