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# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091290 DEEDWARR
Recvd: 10/27/15 09:03 2 pgs
Fees:13.00 Taxes:111.00

20151027-0109052

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-5-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brian Ellwood | Brian Ellwood | 08111005800 |
| (NAME) | (NAME) | |
| 2000 Mallory Lane, Ste 130-58 | 2000 Mallory Lane, Ste 130-58 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067-8209 | Franklin, TN 37067-8209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward W. Linder, Trustee for The 1731 D.B. Todd Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian Ellwood and Frank Verdun, as tenants in common with rights of survivorship** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 260 and 261, on the plan of J. M, T.J. and G. W. Hardings Plan, as shown on plat of record in Plat Book 21, Page 80, now known as part of Lot Nos. 1 and 2, on the plan of Plat of Cato's Subdivision of Part of Lot 260-264, J. M, T. J. and G.W. Hardings Plan, as shown on plat of record in Book 547, Page 17, Register's office for Davidson County, being more particularly described as follows:

Beginning at a point on the westerly margin of Dr. D. B. Todd, Jr. Boulevard, formerly 18th Avenue North 0.1 feet north of the common corner of Lots 260 and 261; thence westerly parallel to the line between Lots 260 and 261, 146.2 feet to a point; thence southerly 40.7 feet more or less to a point; thence easterly 152.5 feet to the westerly margin of said Boulevard; thence with the margin of the same, northerly 43.6 feet to the beginning.

Being the same property conveyed to Bruce Bodor and Janette Bodor, Trustees for the 1731 D. B. Todd Trust by Special Warranty Deed from Third National Bank in Nashville, as Executor of the Estate of Edith M. Allen, dated 2/6/1995, in Book 9590, Page 537, in the Register's Office for Davidson County, Tennessee. The same property being further conveyed to Edward W. Linder, a married person by Quitclaim Deed from Mid-State Brokerage and Development, Inc., Trustee for The 1731 D. B. Todd Trust, dated 11/22/2003, in Instrument No. 20040202-0012366, in the Register's Office for Davidson County, Tennessee.. The same property being further conveyed to Mid-State Brokerage, Inc., Trustee for the 1731 D. B. Todd Trust by Quit Claim Deed from Edward W. Linder, a married person, dated 10/28/2006, in Instrument No. 20061106-0137758, in the Register's Office for Davidson County, Tennessee. By Abstract of Amendment to Declaration of Trust of record in Instrument No. 20151027-0109051, in said Register's Office, Edward W. Linder and/or Janice J. Linder (Either of whom may act alone) were named as the New Trustees for The 1731 D. B. Todd Trust.

All matters shown on the plat of record in Book 21, Page 80; All matters shown on the plat of record in Book 547, Page 17, in the Register's office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1731 D. B . Todd Boulevard, Nashville, TN 37208

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

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 16th day of October, 2015.

THE 1731 D.B. TODD TRUST

TRUSTEE

Edward W. Linder, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Edward W. Linder with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The 1731 D.B. Todd Trust and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 16th day of October, 2015.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**