WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/16 15:56 3 pgs
Fees:18.00 Taxes:1591.00
20160222-0016917

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Mary K. Baker
Affiant

Subscribed and sworn to before me, this 22nd day of February, 2016

Amy T. Nelson
Notary Public

MY COMMISSION EXPIRES: 11/10/2019
(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne B. Saint	New owner	131-03-0C
(NAME)	(NAME)	(MAP)
4400 Belmont Park Terrace, Unit 168		168.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Chad Wayne Ellis and Joyce Ellis, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Anne B. Saint, married, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 168, Section Five, Arden Place, as shown on plat of record in Plat Book 4955, page 41, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad Wayne Ellis and Joyce Ellis, Husband and Wife by Warranty deed from Grace D. Griffin, Trustee of the Grace D. Griffin 1989 Trust of record in Instrument No. 20140502-0037509 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4400 Belmont Park Terrace, Unit 168, Nashville, Tennessee 37215

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 22nd day of February, 2016.

Chad Wayne Ellis

Joyce Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Chad Wayne Ellis and Joyce Ellis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of February, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN