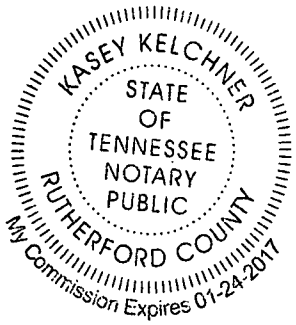
10582
BOOK13

This instrument was prepared by:
Advantage Title and Escrow
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $150,000.00

affiant

Subscribed and sworn to before me, this the __st day of March, 2016.

Notary

BILL GARRETT, Davidson County
Trans: T20160018958 DEEDWARR
Recvd: 03/08/16 14:11 2 pgs
Fees: 13.00 Taxes: 555.00
20160308-0022202

WARRANTY DEED

Address of New Owner:
Johnny Ellis
3312-A Nolensville Rd.
Nashville Tn 37211

Send Tax Bills To:
New Owner

Map & Parcel:
161-13-4.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William D. McDonald and Bonni L. McDonald** ON PREVIOUS DEED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnny Ellis** 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 in Davidson County, Tennessee, being Lot No. 29-A, on the Plan of Zone Lot Division, Lot 29, Section Two, Brentwood Meadows, of record in Plat Book 5200, Page 782, as amended in Book 6250, Page 681, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to * [ ] by deed of record in ** [ ] Said Register's Office. * William D McDonald and Bonni L McDonald
** Instrument No. 20091228-0117056
Unimproved (X) known as: **5713 Brentwood Meadows Circle, Brentwood, Tn 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the __st day of February 2016.

William D. McDonald **Bonni L. McDonald**

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ruth Mitchell The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at _____, _____, this the __st day of March, 2016.

KK

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

KK
*WILLIAM D. MCDONALD AND BONNI L MCDONALD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name * The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of March, 2016.

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017