Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Affiant

Subscribed and sworn to before me, this 15th day of March 2016.

Notary Public
My commission expires: June 19, 2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20160023006 DEEDWARR
Recvd: 03/21/16 15:13 2 pgs
Fees:13.00 Taxes:1479.63
20160321-0026740

Address of New Owner:	Send Tax Bills to:	Tax Information
James W. Ellis 4301 Lone Oak Rd Nashville TN 37215	New owner	131030258.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brandt C. Ball, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to James W. Ellis and Jamie-Noel M. Ellis, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No, 4 on the Plan of Haden Subdivision of record in Book 6900 page 152 and amended in Book 6900 Page 686 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandt C. Ball and Marc W. Ball by deed from B.B Doubleday, Jr of record in Book 8271 Page 742 Register's Office for Davidson County, Tennessee. Marc W. Ball having conveyed his interest to Brandt C. Ball by deed of record in Instrument No. 20070322-0035006 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Haden Subdivision of record in Book 6900 page 152 and amended in Book 6900 Page 686 Register's Office for Davidson County, Tennessee

This property is improved property known as 4301 Lone Oak Rd, 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(s), their heirs and assigns, forever. Grantors covenant with

Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 15th day of March, 2016.

Brandt C. Ball

Angela M. Ball

Angela M. Ball, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandt C. Ball and Angela M. Ball, 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09305