BILL GARRETT, Davidson County
Trans:T20160044249 DEEDWARR
Recvd: 05/25/16 15:53 2 pgs
Fees:13.00 Taxes:758.50
20160525-0052850

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2016.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samantha J. Pauly	Mortgage Investors Group	
8703 Ambonnay Drive	8320 E. Walker Springs Lane #200	181-14-0A-200.00-CO
Brentwood, TN 37027	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GILBERT M. ELLIS AND ALLISON ROBINSON NKA ALLISON ELLIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA J. PAULY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 108 on the plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby for a more complete and accurate description thereof.

Being the same property conveyed to Gilbert M. Ellis and Allison Robison, both unmarried, as joint tenants with the right of survivorship by Warranty deed from Henriette Baker now known as Henriette Baker Provence and Melissa R. Baker now known as Melissa Baker Swann, as joint tenants with rights of survivorship of record in Instrument No. 20130926-0101284 Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on September 26, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 8703 Ambonnay Drive, Brentwood, TN 37027.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of May, 2016.

Gilbert M. Ellis by Allison Ellis Attorney in Fact

Gilbert M. Ellis by Allison Ellis, Attorney in Fact

Allison Robison nka Allison Ellis

Allison Robison nka Allison Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2016, before me personally appeared Allison Robison nka Allison Ellis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gilbert M. Ellis as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Gilbert M. Ellis.

Witness my hand and seal this 23rd day of May, 2016.

J. Brandon Miller

Notary Public

My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allison Robison nka Allison Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2016.

J. Brandon Miller

Notary Public

My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018