BILL GARRETT, Davidson County
Trans:T20160046545 DEEDWARR
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Fees:13.00 Taxes:388.50
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THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
700 12th Avenue South, Suite 302
Nashville, TN 37203

ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $105,000.00

Affiant

Subscribed and sworn to before me, this 2 day of June, 2016.

Notary Public
My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Johnny Ellis 5644 Highland Way Nashville, TN 37211	New Owner	Tax Parcel ID No. 120-02-0-175.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER ST. CROIX, A MARRIED MAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHNNY ELLIS, A MARRIED MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 111, as shown on the map entitled Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER ST. CROIX, by deed from SARAH CHEN AND TAHIR CHEN, of record in Instrument No. 20030717-0100744, dated July 16, 2003, said Register's Office.

The spouse of Christopher St. Croix was not required to convey her marital interest to this property due to it being investment property, and has no homestead rights.

This is improved property commonly known as: **1327 Mercury Dr., Nashville, TN 37217**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of June, 2016.

CHRISTOPHER ST CROIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRISTOPHER ST CROIX** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 2 day of June, 2016.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/14/19