Warranty Deed

BILL GARRETT, Davidson County
Trans: T20160047660 DEEDWARR
Recvd: 06/06/16 15:26 2 pgs
Fees: 13.00 Taxes: 1480.00
20160606-0056984

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Meredith Mabry
Affiant

Subscribed and sworn to before me, this the 26th day of May, 2016.

Notary Public

My commission expires: 8-23-16

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:
Gilbert Ellis Allison Ellis	Mortgage Investors Group	
1606 Boscobel Street	8320 E. Walker Springs Lane #200	083-13-0-487.00
Nashville, TN 37206	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, **ROBERT AUSTIN, AN UNMARRIED MAN AND KARLY C. AUSTIN NKA KARLY SKJOLDAGER, AN UNMARRIED WOMAN,** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GILBERT ELLIS AND ALLISON ELLIS, HUSBAND AND WIFE**, 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 Lot No. 348 on the Plan of Edgefield Land Co's Second or Spring Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan W. Tomlinson and Merissa L. Tomlinson, husband and wife by Warranty deed from Michael Kristopher Kahlig and Brandy Nichole Kahlig, husband and wife of record in Instrument No. 20110211-012171 Register's Office for Davidson County, Tennessee, dated February 07, 2011 and recorded on February 11, 2011.

Being the same property conveyed to Robert Austin and Karly C. Austin, husband and wife by Warranty deed from Jonathan W. Tomlinson and Merissa L. Tomlinson, husband and wife of record in Instrument No. 20150429-0038368 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 29, 2015.

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 1606 Boscobel Street, Nashville, TN 37206.

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 26th day of May, 2016.

Robert Austin by Karly Skjoldager, Attorney in Fact

Robert Austin by Karly Skjoldager,
Attorney in Fact

Karly C. Austin aka Karly Skjoldager

Karly C. Austin aka Karly Skjoldager
KCA aka KS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2016, before me personally appeared Karly C. Austin ~~aka Karly~~ Skjoldager, 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 Robert Austin as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Robert Austin.

Witness my hand and seal this 26th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

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 Karly C. Austin nka Karly Skjoldager, 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 26th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

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