BILL GARRETT, Davidson County
Trans:T20160067049 DEEDWARR
Recvd: 08/03/16 15:44 2 pgs
Fees:13.00 Taxes:943.50
20160803-0080505

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2016. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert Boller and Carol Boller	New Owner	**117-03-0D-228.00-CO**
228 Hillsboro Place		
Nashville, TN 37215-1361		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lauren Ellis, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert Boller and Carol Boller, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 228 on the Plan of Hillsboro Station Condominiums, of record in Book 6250, Page (s) 751 through 753, inclusive in the 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 Laura N. Ingley (correctly spelled "Lauren") by Quitclaim deed from James M. Fallon of record in Instrument No. 20130205-0011807 Register's Office for Davidson County, Tennessee, dated January 30, 2013 and recorded on February 5, 2013; the said Lauren N. Ingley having since married Fred E. Ellis, III and is now known as Lauren Ellis.

Fred E. Ellis, III, spouse of Lauren Ellis, joins in this conveyance to convey any and all interest he may have in this property, particularly any marital interest.

This is improved property known as 228 Hillsboro Place, Nashville, TN 37215-1361.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of August, 2016.

Lauren Ellis

Fred E. Ellis, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lauren Ellis and Fred E. Ellis, III, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of August, 2016.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316216