THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068253** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner: Christine Strong and Andrew Klopfer Strong 3972 ATKINS DRIVE Nashville TN 37211-3504	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 134-09-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis Ellis Jr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Strong and Andrew Klopfer Strong, Wife and Husband** ("Grantees"), its 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 13, WOODLAND HILLS, PHASE ONE, as shown on plat of record in Plat Book 6900, Pages 666-669, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lewis Ellis, Jr. and wife, Betty S. Ellis by Warranty Deed from Fox Ridge Homes, Inc., recorded on the 31st day of January, 1990 in Deed Book 8036, Page 791, in the Register's Office of Davidson County, Tennessee.

Betty S. Ellis having since died.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAND HILLS, PHASE ONE, as recorded in Plat Book 6900, Page(s) 666-669.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7564, Page 404 and Book 7632, Page 947.

Easement for Right of Way, recorded in Book 3103, Page 37.

BILL GARRETT, Davidson County
Trans:T20160069610 DEEDWARR
Recvd: 08/11/16 11:01 2 pgs
Fees:13.00 Taxes:610.50
20160811-0083596

Easement for Temp Railway Detour, recorded in Book 3504, Page 619.
Right of Way of Railroad/Unidentified Cemetery/Overhead Transmission Lines as noted in Book 7008, Page 805.

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights as noted in Book 7008, Page 805.

Stormwater Detention Agreement recorded in Book 7262, Page 388.

This is improved property located at 3972 ATKINS DRIVE Nashville TN 37211-3504

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

Lewis Ellis, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis Ellis, Jr. with whom I am personally acquainted, and who acknowledged ~~that he~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018