Warranty Deed

DRS District of Columbia

Davidson County DEEDWARR Recvd: 08/16/16 10:52 3 pgs Fees:18.00 Taxes:1054.50 **20160816-0085283**	STATE OF ~~TENNESSEE~~ COUNTY OF ~~DAVIDSON~~ DRS District of Columbia The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Affiant Subscribed and sworn to before me, this the 12th day of August, 2016. Notary Public My commission expires: 09/14/2016

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:
Kimberly Andrews Morrissey	Landmark Community Bank	
504 Rose Hall	P.O. Box 1660	104-06-0N-504.00-CO
Nashville, TN 37212-3214	Collierville, TN 38027	

33149

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, **ROSEMARY L. ELLIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY A. MORRISSEY, 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 No. 504 on the Plan of Rose Hall of record in Plat Book 6900, page 379, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rose Hall, a horizontal property regime established by Master Deed of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rosemary L. Ellis, unmarried by Warranty deed from James M. Doran Jr., an unmarried person of record in Instrument No. 20010618-0064466 Register's Office for Davidson County, Tennessee, dated June 15, 2001 and recorded on June 18, 2001.

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 504 Rose Hall, Nashville, TN 37212-3214.

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 12th day of August, 2016.

Rosemary L. Ellis

STATE OF ~~TENNESSEE~~ DC District of Columbia
COUNTY OF ~~DAVIDSON~~ DC District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rosemary L. 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 12th day of August, 2016.

Notary Public

My Commission Expires: 09/14/2016



True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

