WARRANTY DEED

KPG16-0833

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 6th DAY OF September, 2016.

Emily Kerrigan
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 6-19-18

Emily Kerrigau Notary Public State of Tennessee Sumner County My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Ellis		
833 Stone Hedge Court	(NAME) New owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2237		053-16-0-250.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SALVADOR MENDOZA HERNANDEZ AND BRENDA DUARTE ALBARRAN, JOINT TENANTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES W. ELLIS AND JAMIE NOEL MORRER ELLIS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 31 on the Plan of Final Subdivision Plat, Stone Hedge, Section Three of record in Plat Book 9700, Page 219, 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 James A. Kubic by Special Warranty deed from Homecomings Financial Network, Inc. of record in Instrument No. 20060317-0031294 Register's Office for Davidson County, Tennessee, dated March 08, 2006 and recorded on March 17, 2006.

Being the same property conveyed to Salvador Mendoza Hernandez and Brenda Duarte Albarran, joint tenants by Warranty deed from James A. Kubic of record in Instrument No. 20150608-0053660 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on June 08, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 9700, Page 219, Register's Office for Hickman County, Tennessee.

unimproved ( )
This is improved (X) property, known as 833 Stone Hedge Court , Old Hickory, Tennessee 37138-2237
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this 6th day of September, 2016.

Salvador Mendoza Hernandez

Brenda Duarte Albarran

BILL GARRETT, Davidson County
Trans: T20160079977 DEEDWARR
Recvd: 09/13/16 09:27 2 pgs
Fees: 13.00 Taxes: 721.50
20160913-0096006

STATE OF Tennessee
COUNTY OF Davidson

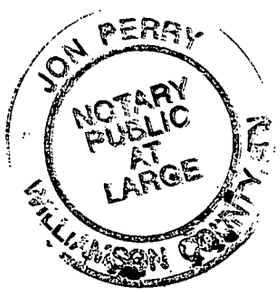
On this the 6th day of September, 2016, before me personally appeared Salvador Mendoza Hernandez and Brenda Duarte Albarran, joint tenants to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of September, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959