DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2016.

Notary Public
MY COMMISSION EXPIRES: 1-16-18

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Court, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
William R. Eller, Jr.	NEW OWNERS	150 11 0 105.00
(NAME) P.O. Box 277	(NAME)	
(ADDRESS) LaVergne, TN 37086	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160090208 DEEDWARR
Recvd: 10/13/16 09:11 2 pgs
Fees:13.00 Taxes:514.30
20161013-0108154

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY F. LEE**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM R. ELLER JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 220, ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 3, AS OF RECORD IN BOOK 5200, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: SAID LOT NO. 220, BEING A CORNER LOT, FRONTS 87 FEET ON THE NORTHERLY MARGIN OF NEW TOWNE ROAD AND 65 FEET ON THE EASTERLY MARGIN OF SOUTH TOWNE COURT SAID FRONTAGES BEING JOINED BY A CURVE MEASURING 39.27 FEET; THE EASTERLY LINE OF SAID LOT EXTENDS BACK 90 FEET AND INTERSECTS THE NORTHERLY LINE WHICH MEASURES 112 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED UNTO MARY F. LEE BY DEED FROM LINDA CATHLEEN WINDHAM, DATED JULY 8, 2010, OF RECORD IN INSTRUMENT NUMBER 20100712-0054487, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JASON LEE, SPOUSE OF GRANTOR HEREIN JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HIS MARITAL INTEREST IN THE SUBJECT PROPERTY.

This is improved property, known as 3441 New Towne Rd., Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 6th day of October, 2016.

MARY F. LEE

JASON LEE

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY F. LEE AND JASON LEE, WIFE AND HUSBAND, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, Tennessee, on this the 6th day of October, 2016.

NOTARY PUBLIC
My commission expires: 1-16-18

