THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16109704**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Rebecca Sheets Affiant Subscribed and sworn to before me, this 5th day of December, 2016. Notary Public My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
Expires June 17, 2018

BILL GARRETT, Davidson County
Trans:T20160108556 DEEDWARR
Recvd: 12/09/16 14:40 2 pgs
Fees:13.00 Taxes:1106.30
20161209-0129562

WARRANTY DEED

Address New Owner: Esther Ampofo 6732 Autumn Oaks Drive Brentwood TN 37027-8808	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 181-10-0A-030.00-CO

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, **Anthony Wayne Ellis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Esther Ampofo, unmarried**, ("Grantees"), their 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 No. 346 on the Plan of Section One, Autumn Oaks, R-20 Residential P.U.D. of record in Plat Book 9700, Page (s) 913 and 914, 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 Anthony Wayne Ellis, married by deed from The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20130822-0088657 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 22, 2013.

Ashley Marie Ellis joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Anthony Wayne Ellis.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 786 and Plat Book 9700, Pages 913 and 914, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443, Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, and Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter for Autumn Oaks Homeowners Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.

Easements for Sanitary Sewer/Storm Drainage of record in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199 and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee.

Easement for Right of Way to Gulf Interstate Gas Company of record in Book 2245, Page 271; as partially released in Book 6985, Page 25, in the Register's Office for Davidson County, Tennessee.

Easement for Stormwater Detention of record in Book 7760, Page 970, in the Register's Office for Davidson County, Tennessee.

Easement for United Telephone Company of record in Instrument Number 20020826-0103047 and Instrument No. 20020918-0113710, in the Register's Office for Davidson County, Tennessee.

Water Line Easement of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.

Easement to Use Spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement to cemetery of record in Book 261, Page 284 and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6968, Page 30 and Book 6704, Page 405, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6732 Autumn Oaks Drive Brentwood TN 37027-8808

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 5th day of December, 2016.

Anthony Wayne Ellis

Ashley Marie Ellis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Wayne Ellis and Ashley Marie Ellis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2016.

Notary Public

My Commission Expires: 3/25/18

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
MARCH 25, 2018