THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119989**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, ~~this~~ 12th day of December, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160110135 DEEDWARR
Recvd: 12/15/16 08:35 2 pgs
Fees:13.00 Taxes:1831.50
20161215-0131435

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Don Ellis and Arian Ellis 3508B Wrenwood Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0N-004.00 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, **Laura L. Butler** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don Ellis and Arian Ellis, husband and wife**, ("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 Unit No. 3508B, on the plan of Wrenwood Place Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Wrenwood Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130612-0059665, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAURA L. BUTLER, UNMARRIED, by deed from JEFF A. ZEITLIN, UNMARRIED, of record in Instrument No. 20140304-0018256 and corrected in Instrument No. 20140606-0049327, dated February 28, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-01-0N-004.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 1130, page 55, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Wrenwood Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130612-0059665, said Register's Office.

Notice of Lien of record in Instrument No. 20131104-0114261, said Register's Office. (Don Ellis)

This is improved property located at 3508B Wrenwood Avenue Nashville TN 37205

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 12th day of December, 2016.

Laura L. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura L. Butler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2016.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018