BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160114287 DEEDWARR
Recvd: 12/28/16 15:02 2 pgs
Fees:13.00 Taxes:847.30

20161228-0136524

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF **DECEMBER, 2016.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW C. ELLISON, ET UX	**SAME**	**081-11-0-183.00**
(NAME) **1719 17TH AVE. NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DUSTIN PLUMMER, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANDREW C. ELLISON AND SYDNEY ELLISON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 the northerly 50 feet of the easterly 110 feet of Lot No. 395 in McGavock, Wetmore and Others' Second Addition to North Nashville called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning on the westerly margin of Jane Street, now 17th Avenue, North, at the corner of Lots No. 395 and 396; thence westerly with the line between said two lots 110 feet; thence southerly parallel with said Avenue 50 feet; thence easterly parallel with the first line mentioned herein 110 feet; to the westerly margin of 17th Avenue; thence along the westerly margin of said Avenue, northerly 50 feet to the point of beginning.

Being the same property conveyed to Dustin Plummer from Yvonne Young Clark, unmarried, life tenant, and Carol Y. Clark-Lawson, Remainderman, by deed dated January 28, 2016, of record in Instrument No. 20160129-0008929, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 21, page 41, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **1719 17TH AVENUE NORTH, NASHVILLE, TN 37208**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28 day of December, 2016.

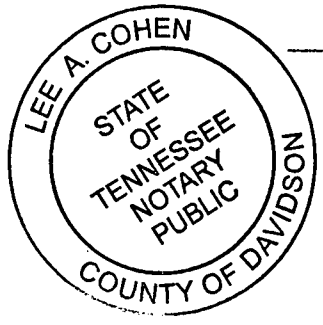
DUSTIN PLUMMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dustin Plummer**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of December, 2016.

My Commission expires: **November 5, 2018**



Notary Public