WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004389 DEEDWARR
Recvd: 01/17/17 14:54 2 pgs
Fees:13.00 Taxes:610.50
20170117-0004954

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Sarah M. Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2017

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joshua Lee Ellis	Joshua Lee Ellis	81-11-491
(NAME)	(NAME)	
1824 Sugar Ridge Road	1824 Sugar Ridge Road	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20163136

For and 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, JESSICA D. RICALDAY**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JOSHUA LEE ELLIS, MARRIED**, 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 southerly 33 feet of Lot No. 300 on the Plan of the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica D. Ricalday and Geoffrey D. Peralta, wife and husband by deed from Joann Brown-Williams and Edward Williams, married, dated September 29, 2014, of record in Instrument No. 20141002-0091145, Register's Office for Davidson County, Tennessee. The property was further conveyed to Jessica D. Ricalday by deed from Jessica D. Ricalday and Geoffrey D. Peralta (correctly Georffrey D. Peralta), wife and husband, dated June 29, 2016, of record in Instrument No. 20160812-0084240, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1724 Arthur Avenue, Nashville, TN 37208
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of January, 2017

Jessica D. Ricalday

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jessica D. Ricalday, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

