Davidson County	DEEDWARR
Recvd: 01/23/17 14:48	3 pgs
Fees:18.00 Taxes:1036.00	
20170123-0007295	

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of January, 2017.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Notary Public
Commission Expiration: 9-22-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lloyd Addison Ellis, Jr. and Frances Brown Ellis 2907 McGavock Pike Nashville, TN 37214	SAME AS NEW OWNER	-07308001400

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, WE, **Carol Dodson, Dennis Dodson, and Yvonne Dodson DeMoss, Devisees of the Last Will and Testament of James Dodson**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lloyd Addison Ellis, Jr. and Frances Brown Ellis, 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:

Property known as 2907 McGavock Pike Nashville, TN 37214, County of Davidson

Being Lot No. 277 on the Plan of Sunset View, Section 4, Addition 1, as of record in Book 2854, Page 1, Register's Office for said County.

Said Lot No. 277 front 120 feet on the westerly side of McGavock Pike and extends back between parallel lines 320 feet to a dead line.

Being the same property conveyed to James D. Dodson and wife, Bonnie S. Dodson by deed from Wendell K. Caruthers and wife, Paula M. Caruthers dated 11/16/1988, recorded 11/18/1988, filed of record in Book 7706, Page 988, said Register's Office. The said Bonnie S. Dodson having since died on 9/13/2001, leaving James D. Dodson as surviving tenant. James D. Dodson having died on 11/30/2015. Pursuant to his Last Will and Testament, Case No. 16P 139, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, his devisees are Carol Dodson, Dennis Dodson and Yvonne Dodson DeMoss. Also see Order for Probate Only, dated 2/4/2016, which was admitted for muniment of title.

Tax Map and Parcel ID is as follows 07308001400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2907 McGavock Pike, Nashville, TN 37214

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 unemcumbered, 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 18th day of January, 2017.

Carol Dodson, Devisee of the Last Will and Testament of James Dodson

Dennis Dodson, Devisee of the Last Will and Testament of James Dodson

Yvonne Dodson DeMoss, Devisee of the Last Will and Testament of James Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2017, before me personally appeared **Carol Dodson, Dennis Dodson and Yvonne Dodson DeMoss, Devisees of the Last Will and Testament of James Dodson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of January, 2017.

Notary Public
Commission Expiration

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

