WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George R. Ellis Nevy E. Ellis	VS Community Credit Union	16400020900
(NAME)	(NAME)	
12433 Old Hickory Blvd.	2618 Old Lebanon Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170022010 DEEDWARR
Recvd: 03/15/17 09:40 2 pgs
Fees:13.00 Taxes:1091.50
20170315-0025257

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Diane Stewart . an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George R. Ellis and Nevy E. 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:

Land in the Second Civil District of Davidson County, Tennessee, being the northerly 83 feet of Lot No. 22, all of Lot No. 23, and the southerly part of Lot No. 24 on the Plan of Cimmarron Subdivision of the Isaac Whitworth Property, not of record, as described according to a survey by George W. Watkins dated August 12, 1972, as follows: Beginning at an iron pin in the southerly margin of Old Hickory Blvd. and at the northeast corner of Lot No. 55 of said plan; thence with said margin eastwardly 494 feet to a point in the the west margin of Maxwell Road, thence with the said margin of Maxwell Road southwardly 324 feet to an iron pin; thence westwardly 480.5 feet to an iron pin at a point in the east boundary of said Lot No. 55; thence with said boundary northwardly 281 feet to the point of beginning, containing 3.4 acres, more or less.

Being the same property conveyed to CHARLES E. STEWART, JR. AND WIFE, MARY DIANE STEWART, by deed from TENNIE MAE STEWART , of record in Book 4637, Page 891, dated September 11, 1972, said Register's Office. CHARLES E. STEWART, JR., having since died on or about October 17, 2015, leaving MARY DIANE STEWART as surviving tenant by the entirety.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 12433 Old Hickory Blvd., Antioch, TN 37013
(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/our hands this 14th day of March, 2017.

Mary Diane Stewart
Mary Diane Stewart

State of Tennessee
County of Davidson

Personally appeared before me Mary Diane Stewart, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 11804

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020