Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

File Number: 1702043

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 21st day of March, 2017.

Notary Public
My Commission Expires 2/1/2018

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Samuel Ellis	SWBC Mortgage	83 03 0 183
110 Rosebank Ave.	9311 San Pedro Ave., Ste 100	
Nashville, TN 37206	San Antonio, TX 78216	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward Bruce Baxter, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Samuel Ellis, unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 3 on the Plan of W. S. Ashworth's Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County.

Being the same property conveyed to Edward Bruce Baxter, unmarried, by Warranty Deed from Joyce A. Gatlin, being the sole heir at law of Wilse Williams and Jan Elaine Gatlin, Joy Carol Gatlin, and Jada Patrece Gatlin, being the devisees under the unprobated last will and testament of Wilse Williams dated October 25, 2003, of record in Instrument No 20020515-0059624, Register's Office for Davidson County, Tennessee.

Donna B. Salter, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___ unimproved property known as 110 Rosebank Ave., Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20170024176 DEEDWARR
Recvd: 03/22/17 09:49 2 pgs
Fees:13.00 Taxes:962.00
20170322-0027848

WITNESS my hand this 21st day of March, 2017.

Edward Bruce Baxter

Donna B. Salter

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 Edward Bruce Baxter and Donna B. Salter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 21st day of March, 2017.

Notary Public at Large
My Commission Expires: ~~10/24/17~~ 12/6/18

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford