WARRANTY DEED

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/3/2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8927 ELLIS CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Joshua Ellis	NEW OWNER	PART OF 07115031100
1205 JOSEPH AVE		
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PHILLIP M. STINSON, MARRIED*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSHUA ELLIS , AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1205 JOSEPH AVE, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 5th day of April, 2017.

Phillip M. Stinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, PHILLIP M. STINSON, the bargainor(s), 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 Franklin, Tennessee, this 5th day of April, 2017.

Notary Public

My Commission Expires: 7/16/20

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170033726 DEEDWARR
Recvd: 04/21/17 10:45 2 pgs
Fees: 13.00 Taxes: 684.50
20170421-0039268

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 104 on the plan of Sharpe & Horn's 2nd Addition to Northeast Nashville, as of record in Book 161, Page 53, Register's Office for said County. Said Lot No. 104 fronts 50 feet on the Easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

Being a portion of the same property conveyed to The ICM Foundation, Inc., a Tennessee not-for-profit corporation by Quitclaim Deed from Harpeth Hills Church of Christ, Inc., a Tennessee not-for-profit corporation, recorded on the 29th day of April, 2003 in Instrument No. 20030429-0057411, as corrected in Instrument No. 20150730-0075388, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phillip M. Stinson by Warranty Deed from ICM Foundation, Inc, a Tennessee not-for-profit Corporation dated February 13, 2017 and recorded in Instrument No. 20170214-0015284, in the Register's Office of Davidson County, Tennessee

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 53, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.