This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17153

Davidson County DEEDWARR
Recvd: 04/28/17 11:58 3 pgs
Fees:18.00 Taxes:3607.50
20170428-0041926

Send Tax Bills To:
Pinnacle Bank
150 3rd Ave. S.
Nashville, TN 37201

New Owner is:
Steven K. Ellsworth
5639 Hickory Springs Rd.
Brentwood, TN
37027

MAP: 159-00-0

PARCEL: 136.00

33587

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Allen D. Eubank, and wife, Holly F. Eubank,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Steven K. Ellsworth, and wife, Gale C. Ellsworth**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5639 Hickory Springs Road, Brentwood, TN 37027**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, Page 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Allen D. Eubank by Quitclaim Deed from Aimee C. Blount, pursuant to the Marital Dissolution Agreement which is part of the Final Decree of Divorce entered under Docket #11D-2719, in the Office of the Clerk of the Circuit Court of Davidson County, Tennessee, dated 5/1/12 and recorded 5/16/12 in Instrument No. 20120516-0042376; and being the same property previously conveyed to Allen D. Eubank and wife, Aimee C. Blount Eubank, by Warranty Deed from Page C. Anderson, married, dated 8/31/05 and recorded 9/6/05 in Instrument No. 20050906-0106508, Register's Office for Davidson County, Tennessee.

ADE HFE
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of April, 2017.

GRANTOR(S):

ALLEN D. EUBANK

HOLLY F. EUBANK

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Allen D. Eubank and Holly F. Eubank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS our hands this 27th day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$975,000.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 11-5-18

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

