Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2017

Notary Public
My commission expires: 12-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| The 916 Rexdale Drive Trust<br>Po Box 160772<br>Nashville, TN 37216 | ← Same | 107-09-0-105.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of PAUL W. ELLIS- Roslyn Ellis Executor**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 916 Rexdale Drive Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Patricia Heights, Section 1, as of record in Plat Book 2331, Pages 130 and 131, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAUL W. ELLIS, by deed from ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record in Instrument No. 20050103-0000801, dated November 15, 2004, said Register's Office. Said PAUL W. ELLIS having since died on or about 1-11-15.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 916 Rexdale Drive, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170053887 DEEDWARR
Recvd: 06/23/17 10:27 2 pgs
Fees:13.00 Taxes:481.00
20170623-0063295

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 the 16th day of June, 2017.

Estate of PAUL W. ELLIS

By: Roslyn Ellis Executor
Roslyn Ellis

Its: Executor

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 **Estate of PAUL W. ELLIS- Roslyn Ellis Executor,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of June, 2017.

Notary Public

P. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-29-2020

My Commission expires: _____

FILE NO: 2017025078