Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 7th day of August 2017.

Notary Public A C Hall
My commission expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20170069681 DEEDWARR
Recvd: 08/11/17 10:51 2 pgs
Fees:13.00 Taxes:740.00
20170811-0082421

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Ellis 1311 Clay Street Nashville TN 37208	new owner	08107033100

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 Arthur Ave LLC a Tennessee limited liability company hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joshua Ellis, married 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:

Being Unit No. 1311 of A & R Enterprises Homes a Horizontal Property Regime with Private Elements and as shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170802-0078343 Register's Office for Davidson County, Tennessee to which plan reference is hereby for a more complete and accurate description.

Being a portion of the same property conveyed to Arthur Avenue, LLC, a Tennessee Limited Liability Company, by deed dated October 19, 2016, from The Estate of Mark Driver, Brandon Driver, Kristie Dawn Driver and Brigitte Nicole Brantley, of record in Instrument No. 20161021-0111733, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in

restrictions recorded in Instrument No 20170802-0078343 and in any allied instruments(s) referred to in said restrictions. 3) Charter of A & R Enterprise Homes Homeowner's Association of record in Instrument No 20170802-0078342

This property is improved property known as 1311 Clay Street, Nashville, Tennessee 37208

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.

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 7th day of August, 2017.

Arthur Ave LLC

BY _____
Robert Hudson, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Robert Hudson, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of Arthur Ave LLC the within named bargainor, and as such authorized agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Arthur Ave LLC.

Witness my hand, at office, this 7th day of August 2017.

_____
Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10146