Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1500

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20170071973 DEEDWARR
Recvd: 08/18/17 13:05 2 pgs
Fees:13.00 Taxes:721.50
20170818-0085154

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clara Jacquelline Peters 1205 Joseph Ave Nashville, TN 37207	new owner	071-15-0-310.00

WARRANTY DEED

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

Joshua Ellis, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clara Jacquelline Peters, widow

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

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of C. F. Sharpe & W. L. Horn's 2nd Subdivision of Lindsley Property of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 the same property conveyed to Harpeth Hills Church of Christ, Inc. by Warranty deed from Mary Jo Henley of record in Book 10568, page 846, Register's Office for Davidson County, Tennessee, dated August 11, 1997 and recorded on August 14, 1997. (Value or consideration shown in aforementioned deed $25,000.00.)

Being a portion of the same property conveyed to Harpeth Hills Church Inc., a Tennessee nonprofit corporation by Quitclaim deed from Harpeth Hills Church of Christ, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20030429-0057411, Register's Office for Davidson County, Tennessee, dated April 02, 2003 and recorded on April 29, 2003. See also Quitclaim Deed of Correction of record in Instrument No. 20150730-0075388, said Register's Office. (Value or consideration as shown in aforementioned deed $0.00.).

Being the same property conveyed to Phillip M. Stinson by Warranty deed from The ICM Foundation, Inc., a Tennessee not-for-profit Corporation of record in

Instrument No. 20170214-0015284 Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded on February 14, 2017. (Value of consideration shown in aforementioned deed $150,000.00.)

Being the same property conveyed to Joshua Ellis, an unmarried man by Warranty deed from Phillip M. Stinson, married of record in Instrument No. 20170421-0039268 Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 21, 2017. (Value of consideration shown in aforementioned deed $185,000.00.) Being also known as 1205 Joseph Ave Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of August, 2017.

Joshua Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Ellis, a married man** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2017.

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)

