Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20170077262 DEEDWARR
Recvd: 09/05/17 09:30 2 pgs
Fees:13.00 Taxes:1145.74
20170905-0090732

Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1503

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,660.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2017

Notary Public
Commission Expires: 5-6-19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mason Griffin 911 Broadmoor Drive Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	061-07-0-025.00

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,

Jamie M. Ellis and James Ellis, wife and husband and and Bryn Richard Phillips, unmarried, as tenants in common

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

Mason Griffin

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. 4, Block I on the Plan of Broadmoor, Section 2 of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie M. Ellis and James Ellis, wife and husband and Bryn Richard Phillips, unmarried, as tenants in common by Warranty Deed from Bernice Rader (same as Virgie B. Rader), unmarried (Jesse Jay Rader having since died November 03, 1984) of record in Instrument No. 20140605-0048765, Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on June 05, 2014.

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: 911 Broadmoor Drive, Nashville, TN 37216.

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 28th day of August, 2017.

Jamie M. Ellis

James Ellis

Bryn Richard Phillips by James Ellis as Power of Attorney
Bryn Richard Phillips, by James Ellis, as Power of Attorney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Jamie M. Ellis and James Ellis,
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 Brentwood, Tennessee this 30th day of August, 2017.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5.16.19

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28th day of August, 2017, before me personally appeared James Ellis to me known to be the person who executed the foregoing instrument on behalf of Bryn Richard Phillips, as Attorney in Fact, and who acknowledged that he/she executed the same as their free act and deed of said Bryn Richard Phillips

Witness my hand and official seal at Brentwood Tennessee, this 28 day of August, 2017.

Notary Public

Commission Expires: 5-16-19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.