Bill Garrett Davidson County
Batch# 19739 DEEDWARR
10/31/2017 12:21:49 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20171031-0111525

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~27th~~ 30th day of October, 2017

Notary Public
Commission Expires: 3/10/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Banham 207 White Oak Court Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	061-05-0A-047.00-CO

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,

James Ellis and wife, Jamie Ellis

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

Rose O'Malley and Ryan Banham, wife and husband,

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 Unit No. 45 on the Condominium Site Plan, Phase III, Poplar Glen, of record in Plat Book 6900, Page 826, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Ellis and wife, Jamie Ellis by Quit Claim Deed from James Ellis and Jamie Moorer, now known as Jamie Ellis of record in Instrument No. 20140214-0013055 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 14, 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: 207 White Oak Court, 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 27th day of October, 2017.

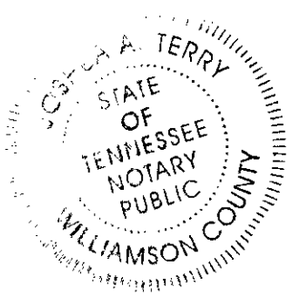
James Ellis

Jamie Ellis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Ellis and wife, Jamie 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 27th day of October, 2017.



Notary Public
My Commission Expires: 1/13/20

(Notary Seal)