THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Bill Garrett Davidson County Batch# 23240 **DEEDWARR** 11/07/2017 12:12:53 PM 2 pgs Fees: $13.00 Taxes: $850.63 20171107-0114579	STATE OF TENNESSEE COUNTY OF Tennessee Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,900.00. Nancy Smith Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2017. Priscilla C Urbanek Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Ellis	NEW OWNER	MAP
4487 Post Place #140		PARCEL 103-15-0B-140.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Richard Vernon Dudley, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Ellis and Arian Ellis, husband and wife**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 140 of Lion's Head Condominium, a Condominium Development, of record in Plat Book 5200, Page 82 in the Register's Office for Davidson County, Tennessee and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed in establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Judy Elaine Graves, unmarried by Warranty deed from French, Clayton, Johnson & Associates, Inc. of record in Book 7075, page 285, Register's Office for Davidson County, Tennessee, dated December 16, 1986 and recorded on December 19, 1986.

The said Judy Elaine Graves died testate on June 24, 2004. Her Last Will and Testament being of record in Docket No. 14P-1202, in the Probate Division of the Circuit Court for Davidson County, Tennessee, devises said property to her nephew, Richard Vernon Dudley, Jr and her niece, Deborah Elaine Dudley Cannon.

Being the same property conveyed to Richard Vernon Dudley, Jr. by Quitclaim deed from Deborah Elaine Dudley Cannon of record in Instrument No. 20170627-0064665 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on June 27, 2017

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4487 Post Place #140, Nashville, TN 37205.**

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 do 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 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 3rd day of November, 2017.

Richard V. Dudley, Jr. by Amy Catherine Dixon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of November, 2017.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Catherin Dixon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Richard V. Dudley, Jr.**, as HIS Attorney in Fact, as the free act and deed of the within named **Richard V. Dudley, Jr.**.

Witness my hand and official seal this the 3rd day of November, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE