G# 30271-3
Box H

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 December, 2017

Notary Public
Commission Expires: 11/9/21

KEVIN THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 35408 DEEDWARR
12/08/2017 10:41:01 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171208-0125425

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin T. Wilkinson 1915 9th Ave N Nashville, TN 37208	"New Owner"	081-07-04-96.00

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 Lee Ellis and Joshua Isaiah Ellis and and Larry Cox

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

Kevin T. Wilkinson, married

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. 34 on the Plan of The Subdivision of Lot No. 2 of the Thomas Woodard Property of record in Plat Book 2, Page 104, in the Chancery Court at Nashville, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 50 feet on the Westerly side of 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines, 172 feet, more or less, to an alley.

Being the same property conveyed to Mary E. Mckelvey by Warranty deed from Joe Cheairs, a single woman of record in Book 5767, page 397, Register's Office for Davidson County, Tennessee, dated June 30, 1981 and recorded on July 8, 1981.

Being the same property conveyed to Joshua Lee Ellis and Joshua Isaiah Ellis and Larry Cox by Warranty deed from Mary E. Mckelvey of record in Instrument No. 20170307-0022249 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 07, 2017.

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: 1915 9th Ave N, Nashville, TN 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 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 7th day of December, 2017.

Joshua Lee Ellis

Joshua Isaiah Ellis

Larry Cox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Lee Ellis and Joshua Isaiah Ellis and and Larry Cox** 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 7th day of December, 2017.

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

Notary Public
My Commission Expires: 5 6 19

(Notary Seal)