Bill Garrett Davidson County
Batch# 98547 DEEDWARR
05/31/2018 10:58:33 AM 2 pgs
Fees: $13.00 Taxes: $680.80
20180531-0051873

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$184,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF May,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
Mark M. Ellis 214 E. Due West Avenue Madison, Tennessee 37115	Legacy Home Loans LLC 8119 Isabella Lane Ste. 105 Brentwood, TN 37027	GROUP 08 0 PARCEL 171.00

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, we,

Jason Buell, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mark M. Ellis, an unmarried man

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map of the Core Subdivision, described according to a survey made by Anderson and Gee, Surveyors, April 1946, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 4 & 5; thence with the line between said lots southwardly 160 feet to a point thence eastwardly 57 feet to the corner of Lot No. 6; thence with the line between Lots Nos. 5 & 6 northwardly 160 feet to the southerly margin of Due West Avenue; thence with the margin of the same westwardly 80 feet to the point of beginning.

Being the same property conveyed to Jason Buell by deed from Charles Griffin dated December 15, 2017 of record in Instrument No. 20171227-0131037, Register's Office for Davidson County, Tennessee and also by Quitclaim deed from Robert Andrew Griffin, David Frazier Griffin, Dixie Anne Duke, Rebecca Nell Lewis and James David Burnett dated May 21, 2018 of record in Instrument No. 20180523-0049388, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument Number 20180523-0049387

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **214 E. Due West Avenue, Madison, Tennessee 37115.**

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 and official seal at office this 25th day of May, 2018.

Jason Buell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jason Buell, with whom I am personally acquainted, (or who 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, at office, this 25th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

State Title Inc.
4334 Lebanon Road
Hermitage, TN 37076

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027