WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant 7/13/18

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01.07.2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 116545 DEEDWARR
07/16/2018 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180716-0068626

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180195TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William P. Davis, Jr. Jennifer R. Davis, husband and wife	William P. Davis, Jr. Jennifer R. Davis, husband and wife	
(NAME) 1029 Aldersgate Road	(NAME) 1029 Aldersgate Road	149-02-0B-131.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEE A. ELLARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM P. DAVIS, JR. JENNIFER R. DAVIS, 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:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Phase II, Piccadilly Square of record in Book 6250, Pages 92 through 94, inclusive, 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 Lee A. Ellard by Quitclaim Deed from Cynthia Ellard of record in Instrument No. 20150526-0047743, Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 26, 2015.

Being the same property conveyed to Cynthia B. Ellard by Quitclaim Deed from William P. Davis and wife, Cynthia B. Davis of record in Instrument No. 20040426-0046859, Register's Office for Davidson County, Tennessee, dated April 21, 2004 and recorded on April 26, 2004.

Being the same property conveyed to William P. Davis and wife, Cynthia B. Davis by Warranty Deed from Centex Homes Corporation, a Nevada Corporation of record in Book 7107, Page 138, Register's Office for Davidson County, Tennessee, dated December 31, 1986 and recorded on January 14, 1987.

unimproved ☐
This is improved ☒ property, known as 1029 Aldersgate Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Lee A. Ellard this 13th day of July, 2018.

Lee A. Ellard

Lee A. Ellard

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 13th day of July, 2018, before me personally appeared Lee A. Ellard to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of July, 2018.

Commission Expires: 01.07.2020

Tammy A. Novitsky

Notary Public

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal



MY COMMISSION EXPIRES:
APRIL 10, 2022