ANITA L. LEACH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

ANITA L. NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY

ELLIS-H18209

STATE OF Tennessee

COUNTY OF SUMNER

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

Patricia Cunningham
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF July, 2018.

(Affix Seal) Notary Public

My Commission Expires: 9/25/19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wesley P. Ellis and Seta L. Ellis, husband and wife	NEW OWNER'S	026.05-0-043.00
117 Roscoe Street		
Goodlettsville, TN 37072		

Bill Garrett Davidson County
Batch# 116555 **DEEDWARR**
07/16/2018 09:13:20 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180716-0068653

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GARY THOMAS DICKERSON AND VICKIE LYNN HICKS AND EARL M. DOWNS, III AND LAURIE ANN FERRELL, AS JOINT TENANTS WITH SURVIVORSHIP OBTAINING AND REBECCA D. DOWNS, RESERVES FOR HERSELF, A LIFE ESTATE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WESLEY P. ELLIS AND SETA L. ELLIS, HUSBAND AND WIFE hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 15 and all of Lot No. 16 of Block "A" on the Plan of Roscoe Place, as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 and all of Lot No. 16 front together on the southerly side of Roscoe Street and run back between parallel lines, with the westerly margin of Donald Avenue, 200 feet to a dead line.

Being the same property conveyed to Gary Thomas Dickerson, Vickie Lynn Hicks, Earl M. Downs, III, and Laurie Ann Ferrell, as joint tenants with survivorship obtaining and not as tenants in common; the grantor, Rebecca D. Downs, reserved for herself, a Life Estate by Deed of record in Inst. # 20040305-0025814, recorded 3/5/2004, Register's Office for Davidson County, Tennessee.

Rebecca D. Downs hereby signs below to convey said Life Estate attached to above mentioned Warranty Deed.

Previously conveyed to Earl M. Downs, Jr. and wife, Rebecca D. Downs by warranty deed from Robert L.D. Gourley and wife, Evelyn Hoover Gourley recorded 8-20-1964 in book 3806, page 459. Earl M. Downs, Jr. died on 12-24-2000, leaving Rebecca D. Downs as surviving tenant.

( ) unimproved
This is (X) improved property known as 117 Roscoe Street, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 12th day of July, 2018 :

Gary Thomas Dickerson
Gary Thomas Dickerson

Vickie Lynn Hicks
Vickie Lynn Hicks

Earl M. Downs, III

Laurie Ann Ferrell
Laurie Ann Ferrell

Rebecca D. Downs
Rebecca D. Downs, conveying her Life Estate

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named GARY THOMAS DICKERSON AND VICKIE LYNN HICKS AND EARL M. DOWNS, III AND LAURIE ANN FERRELL, AND REBECCA D. DOWNS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 12 day of July, 2018.

Notary Public

My Commission Expires: 02/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN