WARRANTY DEED

Bill Garrett Davidson County
Batch# 117054 **DEEDWARR**
07/17/2018 12:39:57 PM 2 pgs
Fees: $13.00 Taxes: $1,853.70

20180717-0069464

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reed Adams Ellis and Marita Walton Ellis	New Owner	
(NAME)	(NAME)	
3812 Dartmouth Avenue		116-8 101
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **SCOTT NATHAN MADIGAN, JR. AND KELLY F. MADIGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REED ADAMS ELLIS AND MARITA WALTON 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:

Land in Davidson County, Tennessee, being Lot No. 16 and the southeasterly part of Lot No. 15 of Block "A" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, described according to survey thereof made by Z.J. Wilkinson, Surveyor, September 26, 1942, as follows:

Beginning on the northerly margin of Dartmouth Lane at a point 263.9 feet east of the easterly margin of Woodmont Lane, said point being the center line of a rock drain; thence with the center of said drain North 32° east 10 feet and North 20° east 152 feet to the dividing line between Lots No. 15 and 16; thence leaving said drain and with said dividing line North 1° 15 minutes East 27.5 feet to a stake at the common corner of Lots 7 and 8 and 15 and 16; thence with the line between Lots Nos. 7 and 16, South 88° 45 minutes East 75 feet to the common corner of Lots 6, 7, 16, and 17; thence with the line between Lots Nos. 16 and 17 southwardly 180 feet to the northerly margin of Dartmouth Lane; thence with said Lane westwardly 127.8 feet to the point of beginning.

Being the same property conveyed to Scott Nathan Madigan, Jr. and Kelly F. Madigan, husband and wife, by Warranty Deed from Frank Herrington, Jr. and Catherine Herrington, husband and wife, dated October 26, 2016, of record in Instrument No. 20161027-0113542, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 3812 Dartmouth Avenue, Nashville, TN 37215
(House Number) (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.

Witness my hand this 13 day of July, 2018

SCOTT NATHAN MADIGAN, JR.

Kelly F. Madigan
By: Scott Nathan Madigan Jr. Attorney in Fact

KELLY F. MADIGAN

BY: SCOTT NATHAN MADIGAN, JR.

ATTORNEY IN FACT

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 Scott Nathan Madigan, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2018.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2018, before me personally appeared Scott Nathan Madigan, Jr., to me known to be the person who executed the foregoing instrument on behalf of Kelly F. Madigan and acknowledged that he executed the same as the free act and deed of Kelly F. Madigan.

Witness my hand and official seal this 13th day of July, 2018.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019