This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3261

Karen Y Johnson Davidson County
Batch# 168815 DEEDWARR
11/30/2018 10:30:37 AM 3 pgs
Fees: $18.00 Taxes: $875.05

20181130-0116829

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,500.00

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 29th day of November, 2018

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Cavallero and Elizabeth Cavallero, Trustees of The Robert and Elizabeth Cavallero Revocable Living Trust dated October 22,2004 12 Magee Court Moraga, CA 94556	New owner	173-9-A-756.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Laura Ellison, an unmarried woman, and Thomas Ellison, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Cavallero and Elizabeth Cavallero, Trustees of The Robert and Elizabeth Cavallero Revocable Living Trust dated October 22,2004**, hereinafter called the Grantee(s), his/her/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. 639, Lenox Village, Phase 8, Resubdivision of Lots 638 through 649, as shown on plat appearing of record in Instrument No. 20080508-0047734, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Laura Ellison, unmarried and Thomas Ellison, married, as tenants by the entireties with rights of survivorship by Warranty Deed from Tessa Shaw, an unmarried woman, dated August 26, 2014, recorded September 4, 2014, of record in Instrument No. 20140904-0080706, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Thomas Ellison ("Principal") by Laura Ellison pursuant to the Power of Attorney of record in Instrument Number 20181130-0116828, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **3120 Fyffe Lane, Nashville, TN 37211.**
The subject property is neither the principal residence of Grantor nor his spouse or any dependent

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2018.

GRANTOR:

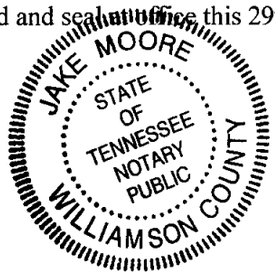
Laura Ellison
Laura Ellison

Thomas Ellison by Laura Ellison, his Attorney-in-Fact
Thomas Ellison by Laura Ellison, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Ellison , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of November, 2018.

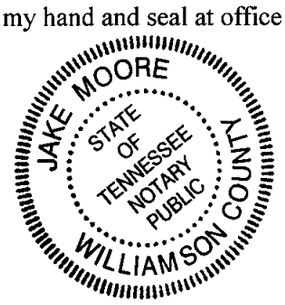


Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Ellison the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Thomas Ellison ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of November, 2018.



Notary Public
My Commission expires: 9-24-22

EXHIBIT "A"
TO Warranty Deed
From: Laura Ellison and Thomas Ellison
To: Robert Cavallero and Elizabeth Cavallero, Trustees of The Robert and Elizabeth Cavallero Revocable Living Trust dated October 22,2004

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Laura Ellison
Affiant

WITNESS my hand and seal at office this 29th day of November, 2018.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY