STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 202984 DEEDWARR
03/07/2019 09:49:24 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190307-0020950

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4498

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Ellis and Camille Sutton (NAME)	Quicken Loans, Inc. (NAME)	083-03-0-084
2112 Pontotoc Avenue (STREET ADDRESS)	1050 Woodward Ave. (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jimmy D. Greer Sr. and Delores Greer, Devisees Under the Last Will and Testament of Dora M. Moss,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Ellis, Jr. and Camille Sutton, 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:

Being Lot No. 26 on the Plan of Pontotoc Subdivision as of record in Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 26 fronts 60 feet on the south side of Pontotoc Avenue, and runs back between parallel lines, 157 feet to a dead line.

Being the same property conveyed to Dora M. Moss, during and for her natural life and the remainder in fee simple interest unto Richard L. Jackson by Quitclaim Deed dated June 21, 1989, recorded July 5, 1989, in Book 7881, Page 731, in the Register's Office of Davidson County, Tennessee. Richard L. Jackson having died testate June 9, 1997 and by Will of record in Instrument 20070618-0072382, said Register's Office, the subject property was devised to Dora M. Moss. The said Dora M. Moss having died testate June 9, 1997 and by Will of record Docket No. 17P1621, in the Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to Jimmy D. Greer and Delores Greer.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 547, Page 113, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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This is improved property, known as 2112 Pontotoc Avenue, Nashville, TN 37206.

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.

Witness my/our hand(s) this 6th day of March, 2019.

Estate of Dora M. Moss

By: Jimmy D. Greer Sr.
Jimmy D. Greer Sr., Devisee

By: Delores Greer
Delores Greer, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2019, before me personally appeared Jimmy D. Greer, Sr. and Delores Greer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 6th day of March, 2019.

Notary Signature
My commission expires: 3/21/27

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066