THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520683

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $565,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 257436 DEEDWARR
07/16/2019 10:59:19 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20190716-0069417

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd D. Tompkins and Saundra B. Tompkins 4116 Outer Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-01-0-198.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam J. Ellsworth and Kristen A. Ellsworth, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Todd D. Tompkins and Saundra B. Tompkins, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HUGH D. WILSON, JR. AND KATHI Z. WILSON, HUSBAND AND WIFE, AND KRISTEN A. WILSON, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, by deed from COLEMAN G. GRIFFITH AND WIFE, AUDRA ENNIS GRIFFITH, of record in Instrument No 20121228-0120052, dated December 21, 2012, said Register's Office.

Being further conveyed to ADAM J. ELLSWORTH AND KRISTEN W. ELLSWORTH, HUSBAND AND WIFE, by deed from ADAM J. ELLSWORTH AND KRISTEN A. WILSON, HUSBAND AND WIFE, of record in Instrument No. 20160802-0079406, dated June 20, 2016, said Register's Office.

Being further conveyed to ADAM J. ELLSWORTH AND KRISTEN A. WILSON, HUSBAND AND WIFE, by deed from HUGH D. WILSON, JR. AND KATHI Z. WILSON, HUSBAND AND WIFE, of record in Instrument No. 20160705-0068624, dated June 20, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 132-01-0-198.00.

Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99, said Register's Office.

This is improved property located at 4116 Outer Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of July, 2019.

Adam J. Ellsworth

Kristen A. Ellsworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam J. Ellsworth and Kristen A. Ellsworth, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 1, 2021