This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater is $314,900.00.

Affiant

Subscribed and sworn before me this the 18th day of March, 2020.

Notary Public
My commission expires: 11/22/2021

SARAH M. TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Johnson Davidson County
Batch# 374563 DEEDWARR
03/19/2020 09:13:05 AM 2 pgs
Fees: $13.00 Taxes: $1,165.13

20200319-0030274

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony A. Couch 500 Glengarry Dr. Nashville, TN 37217	F+M Bank 221 Indian Lake Blvd. Hendersonville, TN 37075 *Attn: Final document	120-05-0 135.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOEL BRADLEY ELLIS AND JORDAN M. ELLIS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY A. COUCH AND MONTI N. MCCLELLAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 140 on the plan of Glengarry Park, Section I, of record in Book 2663, Page 72, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joel Ellis and Jordan Ellis, Husband and Wife, by deed from Martin Lohr and wife, Kathryn E. Lohr, dated 06/16/2014, of record in Instrument No. 20140815-0074124, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 500 Glengarry Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JTE

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Witness my hand this the 17th day of March. 2020.

Joel Bradley Ellis

Jordan M. Ellis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel Bradley Ellis and Jordan M. Ellis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2020.

My commission expires:

1/7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY