THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29295

Karen Johnson
Batch# 493790
10/12/2020 09:42:43 AM
Fees: $13.00 Taxes: $5,550.00

Davidson County
DEEDWARR
2 pgs

20201012-0118097

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,500,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Oct. 2020.

Notary Public

MY COMMISSION EXPIRES: Jan. 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie A. Harris	NEW OWNER	
708 Millstone Lane		11701019400
Nashville, TN 37205		
(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, **Donald Ellis and wife, Arian Ellis,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurie A. Harris,**

HEREINAFTER CALLED THE GRANTEE, HER 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. 11 on the Plan of Section One Jarman Property of record in Plat Book 9700, Page 595, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Ellis and Arian Ellis, husband and wife by Warranty deed from Jonathan Lehman and unmarried man and Suzy Newman Liff an unmarried woman of record in Instrument No. 20130925-0100624 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 25, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **708 Millstone Lane, Nashville, TN 37205.**

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 our hands this the 10/7 day of October, 2020.

Donald Ellis

Arian Ellis

STATE OF South Carolina

COUNTY OF Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Ellis and Arian Ellis,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of October, 2020.

My Commission expires: 07/14/23

Notary Public

CHARLES HUGGINS NOTARY PUBLIC SOUTH CAROLINA

Charles Huggins
NOTARY PUBLIC
State of South Carolina
My Commission Expires
July 14, 2023