WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,981.00**

Amanda B Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2002.

Debra K. Dellinger
Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~. 11-27-04
(AFFIX SEAL)

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#533

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve McElroy	**Columbia National, Incorporated**	**Map 126-15-A, Parcel 175.00 CO**
(NAME)	(NAME)	
8165 Settlers Way	**P.O. Box 3050**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Columbia, MD 21045-6050**	
(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, **David A. Julo and Debra J. Julo**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN J. MCELROY, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **RUTHERFORD** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section Four, Boone Trace at Biltmore of record in Book 9700, Page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David A. Julo and wife, Debra J. Julo by deed of record in Instrument No. 20000203-0014493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of David A. Julo and Debra J. Julo by J. J. Love as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030220-0022622, in the Register's Office for County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/20/03 13:46 2pgs
Fees:13.00 Taxes:628.93
20030220-0022623

unimproved ☐
This is improved ☒ property, known as **8165 Settlers Way, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 31st day of January, 2002.

David A. Julo by J.J. Love Atty in fact

David A. Julo

Debra J. Julo by J.J. Love Atty in fact

Debra J. Julo

State of Tennessee
County of Davidson

On this **31st** day of **January**, **2003** before me personally appeared **J.J. Love**, the person who executed the foregoing instrument on behalf of David A. Julo and Debra J. Julo, and acknowledged that she executed the same as the free act and deed of the said David A. Julo and Debra J. Julo, through Power of Attorney granted her, by the said David A. Julo and Debra J. Julo.

Notary Public

Commission Expires:
1-29-05