Davidson County DEEDWARR
Recvd: 06/30/06 16:10 2 pgs
Fees:13.00 Taxes:795.50

20060630-0078795

RECORD AND RETURN TO:
TN TITLE & ESCROW
~~**1808 Rory Cove**~~ 238 N. Lowry
~~**Lavergne, TN 37086**~~ Smyrna, TN 37167

WARRANTY DEED

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Debt Ent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2006

Patricia K Gober
Notary Public

MY COMMISSION EXPIRES: 5/24/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, Lavergne, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Garrison Seay **3109 Fisher Drive** **Nashville,TN 37214**	**SAME**	**084-12-005.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Timothy J. Elswick, and wife, Kristy O. Elswick** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Garrison Seay, a single man** HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all matters and restrictions appearing of record in said Register's Office.

Unimproved ( )
This is improved (X) property known as **3109 Fisher Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTEE(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 22nd day of June, 2006

Timothy J. Elswick

Kristy O. Elswick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy J. Elswick and Kristy O. Elswick, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2006.

Patricia K Gober
Notary Public:
My Commission Expires 5/24/08

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Sunny Acres, Section II, of record in Book 2663, Page 39, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy J. Elswick and wife, Kristy O. Elswick by Warranty Deed dated 05/05/1999, from Edwin Ronald Green, married, recorded 05/07/1999, of record in Book 11468, Page 603, Register's Office for Davidson County, Tennessee.