WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MARCH 9, 2010

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$212,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint Elliott (NAME)	**Clint Elliott** (NAME)	**12700004400**
7930 Highway 70 S (ADDRESS)	**7930 Highway 70 S** (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	**Nashville, TN 37221** (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,

June Moulton and Sheldon Kahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clint Elliott, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being in the 9th, formerly the 14th Civil District of said County, being known as Lot No. 9 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Lands, and described according to a copy of a survey thereof made by S. H. Hutchison dated July 31, 1956, as follows:

Beginning at a point in the centerline of U.S. Highway 70, at the corner of Lot Nos. 8 and 9; thence with the line between said lots, North 45 deg. East 525 feet to a point in the center of Old Buffalo Road; thence with the center of the same, South 24 deg. 15' East 159 feet to a point, the corner of Lot No. 10; thence with the line between Lot Nos. 9 and 10, South 45 deg. West 482 feet to the center of U. S. Highway 70; thence with the center of same, North 39 deg. West 150 feet to the point of beginning.

Being the same property conveyed to June Moulton and Sheldon Kahan by deed from Mark O. Buckner, unmarried of record in Instrument 200211150141905 on 11/05/2002 and filed for record on 11/15/2002, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **7930 Highway 70 S, Nashville, TN 37221**
(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 our hands this **31st** day of **December, 2007.**

June Moulton AS IS

Sheldon Kahan

Davidson County DEEDWARR
Recvd: 02/01/08 10:21 2 pg:
Fees:13.00 Taxes:784.40

20080201-0010427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **June Moulton and Sheldon Kahan** the within named Seller(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, at office, this **December 31, 2007**

Notary Public: Ed Tignor

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: MARCH 9, 2010