WARRANTY DEED

FILE BOX 19B
08-02-021K

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$149,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of April, 2008

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SCOTT CLAYTON	NEW OWNER	106-9
(NAME) 1220 SAXON DR	(NAME)	16.00
(ADDRESS) NASHVILLE, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **VILLA WAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCOTT CLAYTON**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being a Tract or Parcel of Land located in Nashville, Davidson County, Tennessee, and being Lot No. 4 on the plan of Subdivision of the lands of L.P. Hagan, deceased, of record in Book 843, Page 80, Register's Office for Davidson County, Tennessee, and more fully described according to the survey by Phillip E. Holmes, Jr. Tennessee registered land surveyor No. 1728, dated March 18, 2008, as follows:

Beginning at a PK Nail on the Northerly margin of Woodycrest Ave., said point being the corner of the Villa Way, LLC, property as of record in Instrument No.20020910-0109688 in the registers office for Davidson Count, Tennessee and being more particularly described as follows:

1. Thence N01 degrees 54'45"E, 150.00' to chisled "X" in concrete;
2. Thence S89 degrees 04'24"E, 50.00' to an iron pin;
3. Thence S01 degrees 54'45"W, 150.00' to a PK nail;
4. Thence S89 degrees 04'24"E, 50.00' to the point of beginning.

Davidson County DEEDWARR
Recvd: 04/29/08 14:08 2 pgs
Fees:13.00 Taxes:551.30
20080429-0043691

BEING the same property conveyed to WADE ELAM AKA WADE HAMPTON ELAM AND WIFE, CAROLYN JARRETT ELAM, by Deed from CARROLL A. RYE AND WIFE, REESE HOSSE RYE, of record in Book 6351, Page 448, Register's Office for Davidson County, Tennessee. Subsequently Wade Elam and Carolyn Jarrett Elam divorced and Carolyn Jarrett Elam having conveyed her interest to Wade Hampton Elam by deed of record in Book 7283, Page 539, said Register's Office and further conveyed to Villa Way, LLC, deed from Wade Hampton Elam in Instrument No. 20080429-0043690, recorded simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 476 WOODYCREST AVE, NASHVILLE, TN, 37210.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 11th day of April, 2008

VILLA WAY, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

Wade H. Elam Sr.
WADE H. ELAM, SR.,
PRESIDENT/MANAGER

Jane H. Elam
JANE H. ELAM,
SECRETARY/MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **WADE H. ELAM, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT/MANAGER of **VILLA WAY, LLC A TENNESSEE LIMITED LIABILITY CO.,** the within named bargainor(s), and that he/she as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liabilty Company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of April, 2008.

My Commission Expires: 01/03/11

Notary Public

NANCY S. MYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
May 22, 2010

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JANE H. ELAM, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the SECRETARY/MANAGER of **VILLA WAY, LLC A TENNESSEE LIMITED LIABILITY CO.,** the within named bargainor(s), and that he/she as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liabilty Company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of April, 2008.

My Commission Expires: 01/03/11

Notary Public

NANCY S. MYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
May 22, 2010

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KRIS MORSS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, KRIS MORSS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON