WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/08 10:13 2 pgs
Fees:13.00 Taxes:555.00
20080715-0072435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-7

(AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Wolff	Regions Bank	**MAP 117-03-0-B**
(NAME)	(NAME)	
2601 Hillsboro Pike N-5	2050 Parkway Office Circle	**PARCEL 211.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35244	
(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, I, **SHELTON MCELROY, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL WOLFF, 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:

Land in Davidson County, Tennessee, being Unit No. N-5, on the Plan of Revised The Villager Condominium Apartments, of record in Book 5200, page 201, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established under "Horizontal Property Act" Section 66-27-101, et seq. of Tennessee Code Annotated by Master Deed of record in Book 5434, page 665 and amended in Book 5487, page 967, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shelton McElroy, unmarried by Warranty Deed from John C. Marshall, III and wife, Elizabeth Mason Marshall, dated March 17, 2008, recorded March 20, 2008, of record in Instrument No. 20080320-0028250, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 201, said Register's Office; (c) Restrictive covenants contained in Book 5434, page 665 and Book 5487, page 967, said Register's Office; and (d) Charter of record in Book 5441, page 815, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2601 Hillsboro Pike N-5, Nashville, TN 37215

(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 hand this 3rd day of July, 2008.

Shelton McElroy

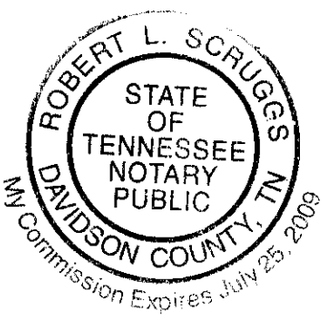
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Shelton McElroy the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July, 2008.

Commission expires:



Robert L. Scruggs

Notary Public