WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2, 2010

Davidson County DEEDWARR
Recvd: 12/03/08 12:30 2 pgs
Fees:13.00 Taxes:817.70

20081203-0117326

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Glenn Wilbur	Pinnacle National Bank	Map 83-6
(NAME)	(NAME)	Parcel 294
102 Scott Avenue	211 Commerce St. Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	
(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, **CHAD STEPHEN ELKINS AND WIFE, ANNE ELKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN GLENN WILBUR,** 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 the southerly 55 feet of the westerly 73 feet of Lot No. 7 and the southerly 55 feet of Lot No. 8 on the map of H. B. Blue's Subdivision of the southerly part of Lot No. 2 in Brownsville, of record in Book 161, page 134, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 7 and 8 front 55 feet on the easterly side of Scott Avenue and run back between parallel lines, with the northerly margin of an alley, 173 feet to an alley in the rear.

Being the same property conveyed to Chad Stephen Elkins and wife, Anne Elkins, by deed from Tomi O. Castle and Thomas L. Castle and wife, Sandra M. Castle of record in Instrument #20050104-0000964, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 161, page 134, said Register's Office; and (c) easement of record in Book 6121, page 31, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 102 Scott Avenue, Nashville, Tennessee 37206

(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 1st day of December, 2008.

Chad Stephen Elkins

Anne Elkins

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 Chad Stephen Elkins and Anne Elkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2008.

Commission expires: 11/07/11

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public