SPECIAL WARRANTY DEED

Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

#1609002

Davidson County DEEDWARR
Recvd: 02/04/09 11:41 2 pgs
Fees:13.00 Taxes:329.30

20090204-0009542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

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
Robert C. Cleland	New Owner	Map 142-6-A
(NAME) 810 Bellevue Road, Unit 226	(NAME)	Parcel 226 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **PRENTICE LLOYD ELDER, ADMINISTRATOR OF THE ESTATE OF PHILIP ELDER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT C. CLELAND AND WIFE, SUE CLELAND,** 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 Building No. 35, Unit No. 226 and Garage No. 226G as shown on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Plat Book 4675, pages 128, 129 and 130, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime established by Master Deed of record in Book 4834, page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, said Register's Office.

Being the same property conveyed to Philip Elder by deed from Joan K. Gorin, unmarried, of record in Instrument #20010809-0085913, said Register's Office. Philip Elder died intestate on September 8, 2008. Prentice Lloyd Elder is the Administrator of the Estate of Philip Elder under Docket No. 08P1529 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to Order of said Court, the property was divested out of Nicholas Lee Elder, the heir at law, and vested in the Estate of Philip Lloyd Elder in order to pay creditors. Further, the said Order of record in Instrument #20090116-0004173, Register's Office for Davidson County, Tennessee, approved the sale and directed the Administrator to convey said property to Grantee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 4675, pages 128-130, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road, Unit 226, Nashville, Tennessee 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 claiming by, through or under the Grantor herein, but no further or otherwise. 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 2ND day of February, 2009.

Prentice Lloyd Elder Administrator

Prentice Lloyd Elder, Administrator

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 Prentice Lloyd Elder, Administrator of the Estate of Philip Elder, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of February, 2009.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public