BILL GARRETT, Davidson County
Trans:T20090018701 DEEDWARR
Recvd: 03/20/09 12:39 2 pgs
Fees:13.00 Taxes:2095.59
20090320-0025119

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45940 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $566,375.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2009

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy O. Elam, III et ux	SAME	116080A02300CO
23 Washington Park		
Nashville, TN, 37205		

FOR AND IN 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/WE,

Mark Born and spouse, Robin Born

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

Roy O. Elam, III and spouse, Kathryn W. Elam

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 Site 23 on the Plan of Sugartree, Phase I of record in Book 4675, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Born and spouse, Robin Born by deed from Joyce B. Johnson and Okey B. Johnson, Jr., wife and husband, of record in Instrument Number 20050620-0070342, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2009 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Page 141, said Register's Office, which Plan shows a minimum building setback line and easement to which plan reference is hereby made for a more complete description thereof. Said property is subject to a first right of refusal. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Unimproved ( )
This is improved (X) property known as 23 Washington Park, Nashville, TN 37205

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/our hand(s) this 16th day of March, 2009

Mark Born

Robin Born

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Mark Born and spouse, Robin Born, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 2009

Notary Public

My Commission Expires: 7/24/2010

