WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/09 09:04 2 pgs
Fees:13.00 Taxes:665.63
20090601-0049757

State of Tennessee)
County of Davidson)

09-05-015

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of May, 2009

Notary Public

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

SCOTT DAVIS 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
Timothy Elswick unmarried	Timothy Elswick	85-11
(NAME) 3043 Edgemont Dr	(NAME) 3043 Edgemont Dr.	61.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, **June U. Ashburn an unmarried widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Elswick**, **unmarried** hereinafter called the Grantee(s), his and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 93 on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Edward T. Ashburn and wife June U. Ashburn, by Deed from Carl Batson and wife, Bettye H. Batson, of record in Book 3104, Page 457, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3026, Page 310, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 3043 Edgemont Dr, Nashville, TN, 37214.

(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 29th day of May, 2009

June U. Ashburn
June U. Ashburn, an unmarried widow

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 **June U. Ashburn, an unmarried widow**, the bargainer, 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 Brentwood, Tennessee, this 29th day of May, 2009.

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 01/03/11

Notary Public

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.

Brooke Smith
BROOKE SMITH

State of Tennessee)
County of Davidson)

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

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 01/03/11

Notary Public