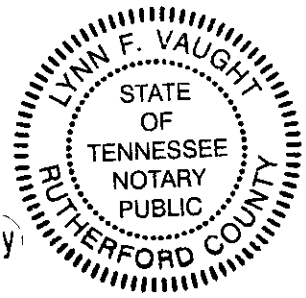
File No. 290500918

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Ariel M Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2009.

L. F. Vaught
Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090058040 DEEDWARR
Recvd: 08/25/09 09:55 2 pgs
Fees: 13.00 Taxes: 325.60
20090825-0079822

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariel M. and Maridean M. Elam	SAME	17301009600
(NAME)	(NAME)	
1065 Barnes Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Deborah Suddath**, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ariel M. Elam and wife, Maridean M. 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 Lot No. 35 on the Plan of Monte Carlo, Section IIC, of record in Plat Book 5200, Page 66, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Gary Root and Deborah Suddath, husband and wife by Warranty Deed from Lawrence D. Wilson and wife, Teresa D. Wilson in Instrument 20030828-0124764 on 08/12/2003 and filed for record on 08/28/2003, Register's Office for Davidson County, Tennessee. The said Gary Root having since died on October 8, 2008, leaving Deborah Suddath the sole surviving tenant by the entirety.

This conveyance is subject to all matters as set forth per Plat Book 5200, Page 66, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 437 Cedarmont Drive, Nashville, TN 37211
(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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 hands this 19th day of August, 2009.

Deborah Suddath

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Deborah Suddath, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of August, 2009.

Commission expires: 3-20-2011

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290500918

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129