WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090067596 DEEDWARR
Recvd: 10/05/09 09:32 2 pgs
Fees:13.00 Taxes:6105.00
20091005-0092126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,650,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 4-28-2013
(AFFIX SEAL)

BRENDA FRANKS SALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Hand Jr.	SAME	**Map 130-07**
(NAME)	(NAME)	
4004 Harding Place		**Parcel 119**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ROBERT C. ELLIOTT AND WIFE, KAREN L. ELLIOTT** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES W. HAND JR. AND WIFE, KAILEY HAND,** 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, being the westerly parts of Lots 214 and 215 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said county, and being designated as Tract No. 3 on the map of a resubdivision of lots by Frank R. Fitzpatrick not of record and shown on a copy of survey thereof made by Hal R. Swann, Jr., Surveyor, as described as follows:

Beginning at a point in the northerly margin of Harding Place 8.7 feet east of the corporate line post of the City of Belle Meade, and being the southwest corner of Lot 3; thence northerly 325 feet to a point at the corner of Lot Nos. 3 and 4; thence easterly 135.2 feet to the corner of said Lots and Lot Nos. 2 and 5; thence with the line between said Lots 2 and 3, southerly 330 feet to then north margin of Harding Place; thence with the margin of same, westerly 135 to the beginning.

Being the same property conveyed to Robert C. Elliott and wife, Karen L. Elliott by deed from Stephen T. Proctor and wife, Michelle Proctor, formerly Michelle L. Wolfe, of record in Instrument No. 20070502-0052450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, pages 102 and 103, said Register's Office; and (c); Easement of record in Book 4308, 609 and Book 5441, page 551 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4004 Harding Place, Nashville, TN 37215**

(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 2nd day of October, 2009.

Robert C. Elliott

Karen L. Elliott

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Robert C. Elliott and Karen L. Elliott**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Notary Public