03

Realty Title

File No. 210050500

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040883 DEEDWARR
Recvd: 07/02/10 14:05 2 pgs
Fees:13.00 Taxes:943.50
20100702-0052252

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Rachelle Caudill
Affiant

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noah Elwell	PRIME LENDING, A PLAINSCAPITAL CO.	11801040000
(NAME)	(NAME)	
2401 Vaulx Lane	18111 PRESTON RD., #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	DALLAS, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Clay N. Kelton and wife, Rebecca Powell Kelton,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Noah Elwell, unmarried and Michael Elwell and Deborah Elwell, husband and wife,** hereinafter called the grantee(s), 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. 7 on the Plan of Edgar C. Allen Subdivision of Lot No. 7, W. W. Henry's Tract, of record in Plat Book 974, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CLAY N. KELTON by Deed from COUNTRYWIDE HOME LOANS INC., dated 04/15/2003 and filed for record on 04/21/2003 in Instrument No. 20030421-0051926, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to CLAY N. KELTON AND WIFE, REBECCA POWELL KELTON by Deed from CLAY N. KELTON/K. THOMAS SIDWELL, TRUSTEE, dated 07/19/2005 and filed for record on 07/20/2005 in Instrument No. 20050720-0084550, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 974, Page 28, said Register's Office.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable

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 2401 Vaulx Lane, Nashville, TN 37204
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of June, 2010.

Clay N. Kelton

Rebecca Powell Kelton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Clay N. Kelton and Rebecca Powell Kelton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 25th day of June, 2010.

Commission expires: 9/23/13

Notary Public

File Number: 210050500

RETURN TO: