WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100072475 DEEDWARR
Recvd: 11/16/10 09:26 2 pgs
Fees:13.00 Taxes:906.50
20101116-0091541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/7/11

(AFFIX SEAL)

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Matthew Lewis Elam	Peoples Home Equity	**MAP 083-14-0**
(NAME) **1801 Holly Street**	(NAME) 150 Seven Oaks Drive	**PARCEL 010.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Knoxville, TN 37922	
(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, I, **ANDREW B. NEWELL, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW LEWIS ELAM AND JORDAN CRAVEN ELAM, HUSBAND AND WIFE**, 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. 11 on the Plat of Richardson Place Subdivision, as of record in Book No. 547, page 135, Register's Office for Davidson County, Tennessee.

Being parts of Lots. Nos. 97, 98 and 103 and part of an alley, lying South of Lot No. 103 on the Plan of Lockland, the Chadwell Homeplace, as of record in Book No. 57, page 135, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 64 feet on the northerly side of Holly Street, formerly Chadwell Street or Avenue, and runs back between parallel lines 379 feet to a dead line.

Being the same property conveyed to Andrew B. Newell by deed from James H. Hartline, Jr. of record as Instrument No. 20060130-0011255, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes paid, prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 547, page 135, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1801 Holly Street, Nashville, TN 37206**

(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 my hand this 12th day of November, 2010.

Andrew B. Newell
By: Robert L. Scruggs, Attorney in Fact

Andrew B. Newell
By: Robert L. Scruggs, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) on behalf of Andrew **B. Newell,** the within named bargainor, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of **Andrew B. Newell**.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2010.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Pam McBroom
Notary Public