THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20100080336 DEEDWARR
Recvd: 12/21/10 14:55 2 pgs
Fees:13.00 Taxes:351.50
20101221-0101551

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Sworn to and subscribed before me this 17th day of Dec, 2010.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Wayne Elsey	Same	04410000500
2133 Lakeshore Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy P. Schoettle**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Wayne Elsey**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Rolling Green Subdivision, Section 1, as of record on plat of record in Plat Book 1424, page 75 and 76, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Timothy P. Schoettle, married by deed from Robert W. Jones, Linda Jones Lorenz, and Melissa Jones Stubbs, of record in Instrument No. 20060919-00115960, Register's Office for Davidson County, Tennessee.

The above-described property is not the principal place of residence of grantor, herein.

This conveyance is subject to the following:

1. Deed of trust of record in Instrument No. 20060919-0115961, Register's Office for Davidson County, Tennessee.
2. Restrictions, set-back lines, conditions and matters of record in Plat Book 1424, pages 75 and 76, said Regioster's Office.
3. Covenants, conditions and Restrictions of record in Book 1641, page 636, said Register's Office.
4. Easement to Davidson County, of record in Book 1763, page 367, said Register's Office.
5. Easement for Water Line and Utility, Book 1641, page 636, said Register's Office.

This is improved property known as 1408 Donelson Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 17TH day of December, 2010.

TIMOTHY P. SCHOETTLE

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, **Timothy P. Schoettle**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17TH day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 7/11/12

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY