(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026978 DEEDWARR
Recvd: 05/06/11 09:20 2 pgs
Fees:13.00 Taxes:534.65
20110506-0034871

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April 2011
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

Tonja Barron
State
Tennessee
Notary
Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Elsberry	New Owner	182060A02500
(NAME)	(NAME)	
7867 Rainey Dr		
(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc., a Colorado corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Benjamin Elsberry and Jenna Elsberry* hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office, 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 Prudential Relocation, Inc., a Colorado corporation by Deed from GEOFFREY WHEELER AND WIFE, BRANDIE WHEELER of record in Instrument No. 20110506-0034870 Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to the following:

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Instrument No. 20011023-0115382, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20010308-0021333, said Register's Office.

Easement to United Telephone Co. of record in Instrument No. 20020123-0009339, said Register's Office.

Charter of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, said Register's Office.

File No.: 01288-1900
SMG TN Warranty Deed

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 7867 Rainey Drive, Antioch, TN 37013
(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/or 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/or 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 21st day of April 2011

Prudential Relocation, Inc.

By: Desiree Fernandez

Its: Asst. Secretary

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree Fernandez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he is the Asst. Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that she/he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April 2011.

Shelley Darnell

Notary Public
My Commission Expires:

SHELLEY DARNELL
Notary Public, State of Texas
My Commission Expires
October 14, 2012

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-1900
SMG TN Warranty Deed