WARRANTY DEED

FSBO11-4165

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elam's Housing Rentals, LLC	Elam's Housing Rentals, LLC	
1065 Barnes Road ~~4165 Apache Trail~~	(NAME) 1065 Barnes Road ~~4165 Apache Trail~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	162-04-070.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAN HEICHELBECH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELAM'S HOUSING RENTALS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 200 on the Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Pages 164 and 165 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Jeff Benbow and wife, Gail Benbow by deed from Frank Oster of record in Instrument Number 20060502-0050480, in the Register's Office for Davidson County, Tennessee, dated April 21, 2006.

Being the same property conveyed to Eric Sox by deed from Shellie Wallace, Successor Trustee of record in Instrument Number 20100826-0067412, in the Register's Office for Davidson County, Tennessee, dated August 4, 2010.
Being the same property conveyed to Dan Heichbech by deed from Eric Sox of record in Instrument Number 20101001-0078201, in the Register's Office for Davidson County, Tennessee, dated September 30, 2010.

Grantor has never occupied said property as his primary residence.

unimproved ( )
This is improved (X) property, known as 4165 Apache Trail, Antioch, Tennessee 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 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 hand(s) this 7th day of November, 2011.

Dan Heichelbech

BILL GARRETT, Davidson County
Trans:T20110071014 DEEDWARR
Recvd: 11/10/11 09:14 2 pgs
Fees:13.00 Taxes:277.50
20111110-0087909

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of November, 2011, before me personally appeared Dan Heichelbech to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of November, 2011.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959