WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-5828

BILL GARRETT, Davidson County
Trans:T20110079610 DEEDWARR
Recvd: 12/16/11 09:06 2 pgs
Fees:13.00 Taxes:536.13
20111216-0097954

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

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
Justin D. Grubb	NEW OWNER	04415015700
(NAME)	(NAME)	
805 Lawrence Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Garrett K. McElroy and wife, Leah R. McElroy**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Justin D. Grubb and G. Kendall Grubb , husband and wife,** , 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:

Land in Davidson County, Tennessee, being Lot Number 260 on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Garrett K. McElroy and wife, Leah R. McElroy by Deed from Doris E. York, unmarried, dated 07/08/2008 and filed for record on 07/22/2008 in Instrument 200807220074880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 1788, Page 229, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 576, Page 664, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 626, Page 556, said Register's Office.
Right of Way Easement of record in Book 662, Page 743, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 735, Page 417, said Register's Office.
Charter of record in Book 8290, Page 865, said Register's Office.
County of Davidson taxes for the year 2012 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 805 Lawrence Street, Old Hickory, TN 37138
(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 our hands this 9th day of December, 2011.

Garrett K. McElroy

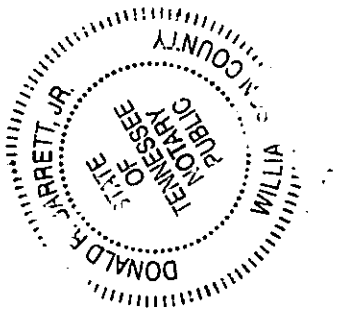
Leah R. McElroy

State of Tennessee
County of Williamson

Personally appeared before me Garrett K. McElroy and Leah R. McElroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of December, 2011.

Notary Public
My Commission Expires: 9/25/15



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Brentwood, TN 37027