BILL GARRETT, Davidson County
Trans:T20120001847 DEEDWARR
Recvd: 01/09/12 11:55 2 pgs
Fees:13.00 Taxes:1394.90
20120109-0002142

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$377,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2011.

Notary Public

My commission expires: 11-3-2015
(AFFIX SEAL)

EMILY M. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen Jacob Elrod	**Regions Bank DBA Regions Mortgage**	**118-10-0-204.00**
3493 General Hood Trail	**2050 Parkway Office Circle**	
Nashville, TN 37204	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Matt Burton, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Jacob Elrod, an unmarried man, and Terry R. Elrod, a married woman, each as to an undivided one-half interest, as tenants in common with rights of survivorship

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(s) 52, as shown on the map entitled the Plan of Lot 2 Final Plat to Resubdivide Lot 52 of Marango Park, of record as Instrument No. 20040128-0010580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MATT BURTON, A SINGLE PERSON, by deed from BARBARA S. DOTY, A SINGLE PERSON, of record as Instrument No. 20080328-0031225, dated March 27, 2008, said Register's Office. Matt Burton having since married. Matt Burton, grantor, under penalty of perjury, hereby certifies that this property has never been the primary residence of his spouse.

This conveyance is subject to taxes for 2012, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3493 General Hood Trail, Nashville, TN 37204.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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/our hand(s) this 21st day of December, 2011.

Matt Burton

Matt Burton

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Matt Burton**, a married man, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **December, 2011.**

E Prophet

Notary Public



My Commission Expires: 11/3/2015