ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Clarance A. Elcan 125 Taggart Avenue	New Owner	130-05-0-088.00
Nashville, TN 37205		
This instrument prepared by: Weldon B. White, Jr., Attorney at Law, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kathryn Greer Jernigan being one and the same person as Mary Kathryn Greer (The" Grantor") has bargained and sold, and by these presents does transfer and convey unto Clarence A. Elcan, (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land being located in Davidson County, Tennessee, being Lot No.13 Block E on the Second Revision of the Resubdivision of Lot 11, Block F & Lot 13, Block E, 2nd Revised Plan of Highlands of Belle Meade No. 2, of record in Instrument No. 20060616-0071846, Register's Office for Davidson County, Tennessee; amending the Revision of Lot 11, Block F & Lot 13, Block E, 2nd Revised Plan, Highlands of Belle Meade No. 2 of record in Instrument No. 20030404-0044416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MARY KATHRYN GREER, by deed from LANNIE W. NEAL, UNMARRIED, of record in Book 9891, page 980, dated December 14, 1995, said Register's Office.

This conveyance is subject to:

1. Taxes for the year 2012 which have been prorated, a lien not yet due and payable, and for subsequent years.
2. Matters shown on the Plan of record as Instrument No. 20030404-0044416 and amended as Instrument No. 20060616-0071846, said Register's Office.

This is improved property commonly known as 125 Taggart Avenue, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20120019781 DEEDWARR
Recvd: 03/19/12 15:00 3 pgs
Fees:18.00 Taxes:1572.50
20120319-0023295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $425,000.00.



Affiant

Subscribed and sworn to before me this 16 day of March, 2012.

Notary Public

My commission expires: 11/3/15.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of March, 2012.

Kathryn Greer Jernigan

Kathryn Greer Jernigan,
Being one and the same person
As Mary Kathryn Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for said County and State, duly commissioned and qualified, personally appeared Kathryn Greer Jernigan being one and the same person as Mary Kathryn Greer, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th **day of** March**, 2012.**

Candace Holloran

Notary Public

My Commission Expires: 11.3.15

CANDACE HOLLORAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY