WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120028661 DEEDWARR
Recvd: 04/19/12 13:39 2 pgs
Fees:13.00 Taxes:1250.60
20120419-0033643

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN G. ELLIOTT	SAME	MAP 23 PARCEL 164
(NAME)	(NAME)	
2274 CLAYLICK ROAD		
(ADDRESS)	(ADDRESS)	
WHITES CREEK, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE HEIRS AT LAW OF MITCHELL W. DOUGLAS, DECEASED, BEING STACY LYNN TROUP AND JOSHUA BRIAN DOUGLAS, being the sole heirs at law,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN G. ELLIOTT and wife, CAROL P. ELLIOTT**, 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 described as follows:
Beginning at an iron pin (old) in the easterly margin of Clay Lick Road, the southwest corner of a tract of land which belongs to Charles M. Knight, having a deed reference in Deed Book 8027, page 829, Register's Office for Davidson County, Tennessee, the northwest corner of this tract, and continuing with the boundary of said tract of land which belongs to Charles M. Knight, as follows: N 26 degrees 15' 33" E, 458.89 feet to an iron pin (old) thence N 17 degrees 30' 56" E, 69.58 feet to an iron pin (old); thence, N 13 degrees 03' 29" W 122.29 feet to a 6" tree at a fence corner, a corner of said tract of land which belongs to Charles M. Knight, and a corner of a tract of land which belongs to D. B. Luster, having adeed reference in Deed Book 1717, page 594, Register's Office for Davidson County, Tennessee; thence N 01 degrees 05' 06" E 44.77 feet to an iron pin (old);in the southerly boundary of aid tract of land which belongs to D. B. Luster, the southwest corner of a tract of land which belongs to David R. Settles, having a deed reference in Deed Book 7983, page 570, Register's Office for Davidson County, Tennessee; thence N 43 degrees 20' 12' E 565.19 feet to an iron pin (new); in the southerly boundary of said tract of land which belongs to David R. Settles; thence with a new line as follows: S 46 degrees 39' 48" E 153.85 feet to an iron pin (new); thence S 10 degrees 07' 43" E 380.59 feet to an iron pin (new); thence S 24 degrees 16' 00" E 552.69 feet to an iron pin (new); thence S 39 degrees 02' 06" W 50.00 feet to an iron pin (new); thence N 50 degrees 57' 50" W 400.00 feet to an iron pin (new); thence N 71 degrees 41' 55" W 141.23 feet to an iron pin (new); thence, S 60 degrees 00' 00' W 234.79 feet to an iron pin (new); thence S 44 degrees 47' 15" W, 355.02 feet to an iron pin (new), in the easterly margin of Clay Lick Road; thence N 54 degrees 51' 29" W 75.00 feet to the point of beginning, containing 10.02 acres, as surveyed by Steven E. Artz, Tennessee, License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, May 21, 2011.

INCLUDED in this CONVEYANCE is an Ingress, Egress and Utility Easements which serves the above described tract of land, being more particularly described as follows:
BEGINNING at a point, said point being located from an iron pin (old) in the easterly margin of Clay Lick road, the southwest corner of a tract of land which belongs to Charles N. Knight, having a deed reference in Deed Book 8027, page 829, Register's Office for Davidson County, Tennessee; S 54 degrees 51' 29" E 75.00 feet; thence N 44 degrees 47' 15" E 187.46 feet, to the POINT OF BEGINNING, the most northerly corner of this easement, and continuing with a new line,as follows: N 44 degrees 47' 15" E 23.44 feet; thence S 76 degrees 37' 55" E 10.99 feet; thence N 89 degrees 07' 23" E 57.05 feet; thence S 85 degrees 57' 38" E, 56.04 feet; thence S 80 degrees 26' 53" E 29.96 feet; thence N 89 degrees 29' 10" E 180.28 feet; thence N 48 degrees 10' 45" W 123.42 feet; thence N 51 degrees 24' 17" W 102.09 feet; thence N 60 degrees 0' 00" E 21.46 feet; thence S 51 degrees 23' 56" E 95.38 feet; thence S 48 degrees 10' 45" E 91.30 feet; thence S 76 degrees 44' 34" E 89.40 feet; thence S 08 degrees 37' 34" W 66.66 feet, thence N 54 degrees 37' 09' W 36.96 feet; thence N 75 degrees 38' 55" W 35.09 feet; thence S 89 degrees 29' 10" W 184.14 feet; thence N 80 degrees 26' 53" W 30.76 feet; thence N 85 degrees 57' 38" W 54.22 feet; thence S 89 degrees 07' 23" W 58.69 feet; thence N 76 degrees 37' 55" W 25.70 feet to the point of beginning, containing 0.35 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, TN 37172, May 21, 2001.

Also INCLUDED in this CONVEYANCE and this CONVEYANCE is further MADE SUBJECT TO that certain 20-foot Ingress, Egress, and Utility Easement and Mutual Maintenance Agreement between the owners of the above 10.02 acre tract, being Tract 3 on the herein referenced survey and the owner's of Tract 2 on said survey andbeing more particularly described in Deed of record in Instrument No. 20040102-0000823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitchell W. Douglas by Quitclaim Deed from Allenette J. Douglas of record in Instrument No. 20041117-0138092, and originally in Deed of record in Instrument No. 20011101-0119619, and re-recorded in Instrument No. 2002011-004777, Register's Office for Davidson County, Tennessee. The said Mitchell W. Douglas a/k/a

Mitchell Wayne Douglas having died on October 26, 2011, intestate and unmarried, and by Intestate Succession his interest in the aforedescribed property passed to his two children , Stacy Lynn Troup and Joshua Brian Douglas. The Estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, No. 11P1625. Letters of Administration have been issued unto Stacy Lynn Troup by orders of he Probate Court.

MITCHELL WAYNE DOUGLAS AND MITCHELL W. DOUGLAS was one and the same person.

This is not the principal residence of the Grantors.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 2274 CLAYLICK ROAD, WHITES CREEK, TN 37189

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of April, 2012.

STACY LYNN TROUP

JOSHUA BRIAN DOUGLAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, STACY LYNN TROUP AND JOSHUA BRIAN DOUGLAS, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 4/17/2012.

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.