WARRANTY DEED

12-08-004

State of Tennessee)
County of Rutherford)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of August, 2012

Notary Public

My Commission Expires: 9-20-15 (AFFIX SEAL)

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20120060766 DEEDWARR
Recvd: 08/15/12 09:36 2 pgs
Fees:13.00 Taxes:1476.30

20120815-0072907

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANDREW J. WEISEL and KRISTIN E. WEISEL	First Community Mortgage, Inc.	172-10-B
(NAME) 6796 Christiansted Lane	(NAME) 275 Robert Rose Drive	137.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KATHERINE S. ELLER and SCOTT ELLER, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW J. WEISEL and KRISTIN E. WEISEL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 No. 29, Final Plat, CHRISTIANSTED VALLEY, Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Scott Eller and Kate Eller husband and wife, by Deed from Turnberry Homes LLC, a Tennessee limited liability company, of record in Instrument No. 20061030-0134531, Register's Office for Davidson County, Tennessee. Subsequently, Scott Eller and Kate Eller, husband and wife, conveyed their interest to Katherine S. Eller by quitclaim deed of record in Instrument No. 20081223-0122443, said Register's Office. Per the deed, Kate Eller and Katherine S. Eller are one and the same person.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Christiansted Valley, of record in Instrument No. 19991221-0305559 and amended in Instrument Nos. 20000728-0074515 and 20070206-0015266, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The said Scott Eller joins in for the purpose of releasing any and all rights of the subject party in and to the subject property including marital rights.

Property address 6796 Christiansted Lane, Nashville, TN 37211 also known as 400 Caledonian Court, Nashville, TN 37211

BEING unimproved ☐
Improved ☒ property known as: **6796 Christiansted Lane, Nashville, TN, 37211**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 10th day of August, 2012.

KATHERINE S. ELLER

SCOTT ELLER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATHERINE S. ELLER and SCOTT ELLER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2012.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # D1291-1735