THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012932** ~~PREPARED BY:~~ BOX 50-B RETURN TO BANKERS TITLE & ESCROW CORP 3310 WEST END AVE. NASHVILLE, TN 37203 JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$438,000.00~~. Affiant Subscribed and sworn to before me, this 30th day of January, 2013. Notary Public My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner: Graham Patrick McRedmond and Brandi S. McRedmond 5937 Long Meadow Rd Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Guaranteed Rate Inc 3940 N Ravenswood Ave Chicago, IL 60613	Tax Information: Tax Parcel ID No. 116-09-0 72.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha D. Elliston** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Graham Patrick McRedmond and wife, Brandi S. McRedmond**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 364, HILLWOOD ESTATES, SECTION 14, as shown on plat of record in Plat Book 2900, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Basil W. Elliston to Martha D. Elliston as recorded on the 13th day of April, 1999 in Deed Book 11430, Page 410 and Deed from Eleanor Hovey Bransford to Basil W. Elliston and wife, Martha D. Elliston as recorded on the 27th day of June, 1975 in Deed Book 4927, Page 16, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION 14, as recorded in Plat Book 2900, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3030, Page 178, amended in Book 3218, Page 473.

Easement to Southern Bell Telephone, recorded in Book 2994, Page 533.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6255, Page 731 and Book 6297, Page 126.

This is improved property located at 5937 Long Meadow Rd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20130008436 DEEDWARR
Recvd: 01/31/13 09:47 2 pgs
Fees:13.00 Taxes:1583.60
20130131-0010002

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2013.

Martha D. Elliston by Bruce C. Elliston, attorney in fact

Martha D. Elliston
by Bruce C. Elliston, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bruce C. Elliston,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Martha D. Elliston,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of January, 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014