WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130024052 DEEDWARR
Recvd: 03/25/13 11:39 2 pgs
Fees:13.00 Taxes:403.86
20130325-0029117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,150.00

Affiant

SAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2013.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Elam		10501025600
(NAME)	(NAME)	
4704 Granny White Pike	new owner	
(ADDRESS)		
Nashville TN 37220.		
(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, WE, David Daniels, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Elam, Jr., Trustee of the Robert S Elam Jr. Irrevocable Trust, 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to wit: Being the westerly 157 feet of Lot No. 20 and the westerly 157 feet of the southerly 8 feet of Lot No. 19 on the Map of Cotton and Moore's Subdivision of Lot No. 26 in O. B. Hayes Rokeby Plan, as of record in Book 332, page 162, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the westerly margin of 14th Avenue South, formally Lorango Street, as widened, in the south line of Lot No. 20, 13 feet easterly from the original southeast corner of said lot; thence with the westerly margin of said Avenue, as widened, north 38 feet; thence westerly parallel with the south line of said Lot, 157 feet, more or less to the easterly margin of an alley; thence with the easterly margin of said alley southerly 38 feet to the southwest corner of said Lot No. 20; thence with the south line of said easterly 157 feet to the beginning. Exclude sell off of record in Book 4252, page 195.

Being the same property conveyed to David Daniels, by deed of record in Instrument number 20040916-0111760 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 332, page 162, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1211 14th S., Nashville, TN 37212

(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 22nd day of March, 2013.

David Daniels

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Daniels, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of March, 2013.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public