File# G- 24791-B

BOX 14
Return to: John T. Cook, P.C.
2927 Berry Hill Dr
Nashville, TN 37204

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130029970 DEEDWARR
Recvd: 04/12/13 08:08 2 pgs
Fees:13.00 Taxes:636.40
20130412-0036216

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rita Bullinger	SunTrust Mortgage	102-03-0-065.00
(NAME)	(NAME)	
519 Continental Drive	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2707	Baltimore, MD 21279-0041 , TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara Elrod and David Elrod, Devisees under the Last Will and Testament fo Diora Mae Hutton, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rita Bullinger**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 1289, on the Plan of CHARLOTTE PARK, Section 17, as shown by plat appearing of record in Plat Book 3600, Page 21, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Garland C. Hutton and wife, Diora M. Hutton by Warranty Deed dated August 13, 1965, from James R. Hunley and wife, Judy S. Hunley and filed for record on August 19, 1965, in Book 3925, Page 569, Register's Office for Davidson County, Tennessee. The said Diora M. Hutton, having been predeceased by Garland C. Hutton, has since died on April 10, 2006, and by virtue of Last Will and Testament dated May 10, 1998, conveyed all rights and interest in the above described property unto Barbara Elrod and David Elrod, Devisees under the Last Will and Testament fo Diora Mae Hutton, deceased, filed for record on August 1, 2006, in Instrument No. 20060801-0093377, said Register's Office and under Docket No 06P-901 in the Probate Court for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 519 Continental Drive, Nashville, TN 37209-2707
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Subject to all matters as set forth on the plat of record in Plat Book 3600, Page 21, Register's Office of said County.

Witness our hands this 8th day of April, 2013.

Barbara Elrod

David Elrod

State of Tennessee
County of Williamson

Personally appeared before me Barbara Elrod and David Elrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2013.

Debbie A. Treadway

Notary Public

My Commission Expires: 1-23-2013

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067