BILL GARRETT, Davidson County
Trans:T20130032819 DEEDWARR
Recvd: 04/22/13 12:45 2 pgs
Fees:13.00 Taxes:366.30
20130422-0039776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 99,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THOMAS C ELAM **MARIA J ELAM**	**SIERRA PACIFIC MORTGAGE**	053 07004500
1707 TURNER STREET	**5151 BELTLINE ROAD, SUITE 510**	
OLD HICKORY, TN 37138	**DALLAS, TX 75254**	

FOR AND IN 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 ACKNOWLEDGE, WE,

JAMES P CARROLL, JR, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS ELAM and MARIA ELAM

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:

PROPERTY LOCATED TN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY TRIANGULAR PART OF LOT NO. 56 AND THE NORTHERLY PART OF LOT NO. 57 ON THE REVISED PLAN OF SECTION "F" OF THE VILLAGE OF OLD HICKORY AS OF RECORD IN BOOK 1424, PAGE I3 I, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES P CARROLL, JR, UNMARRIED BY CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 04/06/11 AND RECORDED ON 04/07/11 IN INSTRUMENT NO. 20110407-0026905, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1707 TURNER STREET, OLD HICKORY, TN 37138.

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 in 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/our hand(s) this 12th day of April, 2013.

JAMES P CARROLL, JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES P CARROLL, JR, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2013.

Notary Public

My Commission Expires:

DAVID R.A. [illegible]
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
July 21, 201[illegible]
COUNTY OF [illegible]