WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Terry Lee Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2013

Patricia Nicholls
Notary Public:

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Terry Lee Elliott	Magna Bank	Parcel ID:
2100 N. Ashford Ct.	6525 Quail Hollow Rd., Ste. 300	06416000026000
Nashville, TN 37214	Memphis, TN 38120	

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 acknowledged, we

Holly Frances Taylor, unmarried and Diane Moore Taylor, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Terry Lee Elliott and wife, Carol Sue Elliott and Christa Renee Swise, unmarried, as tenants in common*

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:

*with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Section One, Truxton Park of record in Instrument 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Holly Frances Taylor and Diane Moore Taylor by deed from SIRVA Relocation, LLC, of record in Instrument 20040507-0052166, dated April 15, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200010300107559; 200105220052910; 200205060055597; and 200207180086907, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001026-0106272, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1824 Brookmeadow Lane, Hermitage, TN 37076

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 our hands this 26th day of April, 2013.

Holly Frances Taylor
Holly Frances Taylor

Diane Moore Taylor
Diane Moore Taylor

BILL GARRETT, Davidson County
Trans:T20130034873 DEEDWARR
Recvd: 04/29/13 11:01 2 pgs
Fees:13.00 Taxes:573.50

20130429-0042203

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 Holly Frances Taylor and Diane Moore Taylor, 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 and official seal at Nashville, Tennessee, this 26th day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

