WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036158 DEEDWARR
Recvd: 05/01/13 14:34 2 pgs
Fees:13.00 Taxes:370.00
20130501-0043807

Vanessa E. Allen Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/16/14
(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:
Elite Home Renovations, LLC	NEW OWNER	Parcel ID:
365 Clearlake Drive West		13610005000
Nashville, TN 37217		

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

Linda Daly

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Elite Home Renovations, LLC
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:

Land in Davidson County, Tennessee described to-wit:

Being Lot No. 473 on the Plan of Priest Lake Park, Section 7B of record in Book 5200, Page 175, Register's Office for said County.

Said Lot No. 473 fronts 97 feet on the easterly margin of Clearlake Drive and extends back 176.88 feet on the northerly line and 130.51 feet on the southerly line to a dead line in the rear measuring 133.58 feet thereon.

BEING the same property conveyed to Linda J. Daly by deed from Barbara R. Searcy, of record in Instrument 20050906-0106415, dated August 31, 2005, Register's Office for said County.

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 365 Clearlake Drive West, Nashville, TN 37217

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.

Linda J. Daly
Linda Daly

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 Linda Daly, 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 22nd day of March, 2013.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.