WARRANTY DEED

When recorded return to:

Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. 13-1136

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,200.00

Jared D Elzey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2013.

Dina Hawkins
Notary Public

MY COMMISSION EXPIRES: 12/21/15

(AFFIX SEAL)

DINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carey D. Elzey	Peoples Home Equity	14215004700
(NAME) 617 Harpeth Parkway E	(NAME) 150 N. Seven Oaks	
(ADDRESS) Nashville, TN 37221-3563	(ADDRESS) Knoxville, TN 37922	
(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, **Billy J. Rigsby**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carey D. Elzey and Jared D. Elzey, wife and husband**, 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. 6, on the Plan of Harpeth Valley Park, Sub., Section 1, of record in Instrument 200805220052630, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Geraldine N. Spain by Deed from Larry B. Felts, Trustee, dated 06/06/2008 and filed for record on 06/06/2008 in Instrument 200806060058461, Register's Office for Davidson County, Tennessee. The said Geraldine N. Spain died testate on 12/26/2011 devising subject property to Scott Spain and Melanie Edwards, Trustees of the Spain Family Trust pursuant to Trust Agreement dated November 19, 2004 as evidenced by the Last Will and Testament of Geraldine N. Spain filed in Docket No 12P36, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to Billy J. Rigsby by Deed from Melanie Edwards, Trustee, dated 11/02/2012 and filed for record on 11/07/2012 in Instrument 201211070102773, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200805220052630, said Register's Office.

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 617 Harpeth Parkway E, Nashville, TN 37221-3563

BILL GARRETT, Davidson County
Trans:T20130036546 DEEDWARR
Recvd: 05/02/13 12:24 2 pgs
Fees:13.00 Taxes:970.14

20130502-0044320

(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.

Witness my hand this 25th day of April, 2013.

Billy J. Rigsby

State of Tennessee
County of Wilson

Personally appeared before me Billy J. Rigsby, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2013.

Lissa Groom
Notary Public
My Commission Expires: 9.12.16

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY