NEW OWNER:

Wayne and Helen Elliott
21 Vaughns Gap Road, Unit #79
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

Map 129
Group 15-0-A
Parcel 079.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0554

BILL GARRETT, Davidson County
Trans:T20130052271 DEEDWARR
Recvd: 06/20/13 12:55 3 pgs
Fees:18.00 Taxes:281.20
20130620-0063353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Six Thousand and 00/100 Dollars ($76,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEBORAH N. SIGAL aka DEBORAH NESSIE SIGAL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WAYNE ELLIOTT and wife, HELEN ELLIOTT,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Unit No. 79, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et. Seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unite as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Deborah N. Sigal single, by Warranty Deed from Patricia C. Bogen (now Aaron) and husband, Lance D. Aaron, dated September 22, 1995 and of record in Book 9807, Page 207, Register's Office for Davidson County, Tennessee. Deborah N. Sigal is one in the same as Deborah Nessie Sigal for the purposes contained herein.

This is IMPROVED property known as 21 Vaughns Gap Road, Unit #79, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of May, 2013.

Deborah N. Sigal
DEBORAH N. SIGAL aka DEBORAH NESSIE SIGAL

By: Barrie Susan Brown
Barrie Susan Brown, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, RODCT.
*20130620-0063352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARRIE SUSAN BROWN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **DEBORAH N. SIGAL aka DEBORAH NESSIE SIGAL**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$76,000.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of May, 2013.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY