WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069989 DEEDWARR
Recvd: 08/14/13 12:15 2 pgs
Fees:13.00 Taxes:92.50

20130814-0085364

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **12th** day of **July, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bradley Scott LLC	Same	091-09-0-310.00
(NAME)	(NAME)	
2912 Oakland Avenue	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN	←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Joey W. Elkins and Brenda E. Elkins, married persons**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley Scott 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:

Escrow No. GRN13-3858.:

Land in Davidson County, Tennessee being described as:

BEING a part of Lot No. 19 on the Plan of B. F. Cockrill Farm, as in Book 161, page 135, Register's Office for said County, and being a part of Tract "B" on the plan of W. P. Evans' resubdivision of part of Lot No. 19 of the B. F. Cockrill Farm, not of record, described as follows: BEGINNING at a point 212 feet south of the southwest intersection of Eastboro Drive and Deal Avenue; thence in a southerly direction along Eastboro Drive 50 feet to a point; thence is a westerly direction 185 feet to a monument; thence in a northerly direction 50 feet to an iron pin, said line being parallel to Eastboro Drive, thence in an easterly direction 185 feet to the point of beginning.

BEING the same property conveyed to Joey W. Elkins and wife, Brenda E. Elkins, married persons, on February 18, 1999, by Warranty Deed from John A. Eberle and wife, Maxine P. Eberle, as filed for record on April 12, 1999, in Book 11427, page 660, Register's Office of Davidson County, Tennessee. This Deed was conveyed by John A. Eberle as an individual rather than as Trustee (as shown in Quitclaim Deed of record in Book 11081, page 828, said Register's Office); Therefore, property was Further conveyed to Joey W. Elkins and wife, Brenda E. Elkins by Deed from John A. Eberle, Trustee of the John A. and Maxine P. Eberle Trust dated July 16, 1998, a Revocable Living Trust, executed on July 11, 2013; said Deed filed for record at Instrument No. 20130814-0085363 Register's Office of Davidson County, Tennessee.

~~Trustee of the John A. and Maxine P. Eberle Trust dated July 16, 1998, a Revocable Living Trust of record at Instrument #~~ ~~, said Register's Office.~~ CB

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 617 Eastboro Drive, Nashville, TN 37209

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, has 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 **12th** day of **July, 2013**

Joey W. Elkins

Joey W. Elkins

Brenda E. Elkins

Brenda E. Elkins

STATE OF TENNESSEE
COUNTY OF Davidson

CB (Connie J. Buchanan)

Personally appeared before me, the undersigned authority, **Joey W. Elkins and Brenda E. Elkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **July, 2013**

Connie J Buchan

Notary Public

My commission expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122