WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101584 DEEDWARR
Recvd: 12/03/13 15:30 2 pgs
Fees:13.00 Taxes:610.50

20131203-0123249

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **November, 2013**.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew M. Elliott and Jennifer H. Elliott	New Owner	
(NAME) 9026 Rigden Mill Drive	(NAME)	173-9-A 526CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, WE, **Ben Carver and wife, Kelli Carver***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew M. Elliott and Jennifer H. Elliott, husband and wife**, 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, being Lot No. 435 on the plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description.

BEING the same property conveyed to Ben Carver, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 13, 2006, of record in Instrument No. 20061016-0128290, Register's Office for Davidson County, Tennessee.

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.

*Kelli Carver joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Ben Carver.

This is improved property, known as 9026 Rigden Mill Drive, Nashville, TN 37211

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 **15th** day of **November, 2013.**

Ben Carver

Kelli Carver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Ben Carver and wife, Kelli Carver**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **November, 2013.**

Notary Public

My commission expires:
5/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY