Davidson County DEEDWARR
Recvd: 04/16/14 11:31 3 pgs
Fees:18.00 Taxes:902.80
**20140416-0031748**

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

# WARRANTY DEED

KPG14-1520

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1850 Central George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Elg | John Elg | |
| 1520 Wendell Ave | (NAME) 1520 Wendell Ave | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Nashville, TN 37206 | 073-13-050.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COBURN W. GULLEN AND JAMIE GULLEN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH ELG, JOHN ELG, AND GRETCHEN ELG, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 23 feet of Lot No. 11, all of Lot Nos. 12 and 13, and the northerly 1 foot of Lot No. 14, Block B, on the Plan of Davis Heights, of record in Plat Book 843, Page 104, Register's Office for Davidson County, Tennessee.

Said Lots and part of said lots adjoin and front together 74 feet on the westerly side of Wendell Avenue and run back between lines, 212.50 feet on the northerly line of part of Lot No. 11 and 216.3 feet on the southerly line of part of Lot No. 14 to a dead line in the rear on which they measure 74 feet.

Being the same property conveyed to Coburn W. Gullen, a single man by Warranty Deed from Jerry D. Alderson, married, and Jerry D. Alderson, as Executor and Sole Devisee under the Last Will and Testament of Florence D. Alderson, of record in Instrument No. 20081107-0110866, Register's Office for Davidson County, Tennessee, dated October 29, 2008 and recorded on November 7, 2008.

Jamie Gullen, wife of Coburn W. Gullen, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 843, page 104 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1520 Wendell Ave, Nashville, Tennessee 37206
(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 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 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/our hand(s) this 11th day of April, 2014.

Coburn W. Gullen

Jamie Gullen

STATE OF Tennessee
COUNTY OF Davidson

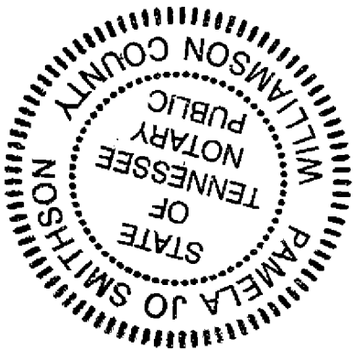
On this the 11th day of April, 2014, before me personally appeared Coburn W. Gullen and Jamie Gullen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of April, 2014.

Notary Public

My Commission Expires: 3/20/18

(SEAL)




**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER