Davidson County DEEDWARR
Recvd: 05/05/14 15:48 5 pgs
Fees:28.00 Taxes:2534.50
20140505-0038219

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Chad David Elkin **Leslie Elkin** **26 Whitworth Boulevard** **Nashville, TN 37205**	**(Same)**	**104-14-0G-029.00-CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that **G. William Davis, individually and G. William Davis and William H. Lassiter, Jr. as Co-Trustees of the Jean S. Davis Family Trust No. 1 under the Last Will & Testament of Jean S. Davis dated July 22, 2008** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Chad David Elkin, and wife Leslie Elkin** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 124, as shown on the map entitled Resubdivision of Lots 120-124 on the Revised Final Plat of Whitworth, of record in Plat Book 8250, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jean S. Davis, by deed from Marvin Alton Ross, Jr. and Wanda C. Ross, of record in Instrument No. 20010716-0075188, dated July 13, 2001, said Register's Office. Being further conveyed to Davis Family, LLC, a 20% undivided interest, by deed from Jean S. Davis of record in Instrument No. 20050912-0109278, dated August 9, 2005, said Register's Office. The said Davis Family, LLC having changed its name to Jean Davis Family, LLC, as evidenced by instrument of record in Instrument No. 20101118-0092492, said Register's Office. The said 20% interest being further conveyed to G. William Davis by deed from G. William Davis, Chief Manager of Jean Davis Family, LLC, (formerly Davis Family, LLC) of record in Instrument No. 20140203-0009537, dated January 29, 2014, said Register's Office. The said Jean S. Davis having since died testate in Davidson County, Tennessee on November 13, 2010 her Last Will & Testament having been filed for probate in the Probate Court for Davidson County, Tennessee, Case No. 10P1849

This is improved property commonly known as: **26 Whitworth Boulevard, Nashville, TN 37205.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 104-14-0G-029.00-CO; (b) Matters shown on the Plan of record in Plat Book 8250, page 199, said Register's Office; (c) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, amended in Book 8282, page 45, Book 8047, page 243, Instrument No. 20020812-0097386 and Instrument No. 20100615-0046543, said Register's Office; (d) Sewer Easement of record in Book 3467, page 194 and Book 3505, page 338, said Register's Office; and (e) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7868, page 959, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 2nd day of May, 2014.

G. William Davis, Individually

JEAN S. DAVIS FAMILY TRUST NO. 1

By: _____
G. William Davis, Co-Trustee

By: _____
William H. Lassiter, Jr., Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **G. William Davis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office on this 2ND day of May, 2014.

Notary Public

My commission expires: MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **G. William Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him to be a Co-Trustee of the **Jean S. Davis Family Trust No. 1 under the Last Will & Testament of Jean S. Davis dated July 22, 2008** the within named bargainor, and that he as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Co-Trustee.

Witness my hand and seal, this 2ND day of May, 2014.

Notary Public

My commission expires: MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William H. Lassiter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him to be a Co-Trustee of the **Jean S. Davis Family Trust No. 1 under the Last Will & Testament of Jean S. Davis dated July 22, 2008** the within named bargainor, and that he as Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Co-Trustee.

Witness my hand and seal, this 2ND day of May, 2014.

Notary Public

My commission expires: MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $685,000.00.

Affiant

Sworn to and subscribed before me
on this 2nd day of May, 2014.

Notary Public

My Commission Expires: MAR. 7, 2017

G. MILLER HOGAN II
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Certificate of Authenticity

I, **G. Miller Hogan, II**, 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 herewith 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 DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 5th day of May, 2014.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

MY COMMISSION EXPIRES: Mar. 3, 2015