BILL GARRETT, Davidson County
Trans:T20140037836 DEEDWARR
Recvd: 05/30/14 13:10 3 pgs
Fees:18.00 Taxes:999.00
20140530-0046625

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Susan D Jones Affiant Subscribed and sworn to before me this 9th day of May, 2014. Notary Public My Commission Expires: 7/20/17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Norman J. T. Elder and wife 913 Leblanc Court Nashville, TN 37221	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	142-13-0-B0300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD W. FELDMAN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NORMAN J. T. ELDER AND WIFE, JEANNIE ELDER**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Final Plat of Riverside, Phase 4B, a Planned Unit Development, as of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard W. Feldman by deed from Dainese L. Riggins, unmarried, of record as Instrument No. 20050601-0061508, dated May 31, 2005, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee.

3. Declaration of Easements and Restrictive Covenants for Riverside of record in Book 7405, page 780, and as amended in Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee..

4. Rights of others in and to the common elements.

This is improved property known as: 913 Leblanc Court, Nashville, TN 37221.

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 Grantor covenants with the said Grantees that he is 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 further covenants and bind himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of May, 2014.

Richard W. Feldman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD W. FELDMAN, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017