WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140038163 DEEDWARR
Recvd: 06/02/14 10:42 2 pgs
Fees: 13.00 Taxes: 170.20
20140602-0047077

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF MAY, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Light Properties, LLC	New Light Properties, LLC	04405000200
(NAME)	(NAME)	
126 Scenic View	420 Barkley Court	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Antioch, TN 37013	
(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, **Daniel Allen McElhiney, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **New Light Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 3 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to Map by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point on the southwesterly margin of Scenic Drive, 140.3 feet northwesterly from the northeast corner of the property conveyed to L. J. Woodard and wife, by deed of record in Book 1733, page 121, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, North 47 degrees 47' West 39.2 feet to the beginning of a curve; thence with said curve, westerly 23.56 feet to a point on the southeasterly margin of Shelby Street; thence with the margin of said street, South 42 degrees 13' West 120 feet to the common corner of Tracts 1 and 22; thence with the line between said Tracts South 47 degrees 47' East 54.2 feet to the common corner of Tracts 2 and 3; thence with the line between said tracts, North 42 degrees 13' East 135 feet to the beginning.

BEING the same property conveyed to Daniel McElhiney by Warranty Deed from C. L. Ferrell, Jr. and wife Virginia Dean Ferrell dated January 4, 2001, of record in Instrument No. 20010108-0002204, Register's Office for Davidson County, Tennessee. The said Janet Eileen McElhiney having quitclaimed to Daniel Allen McElhiney by Quitclaim Deed of record in Instrument No. 20100528-0041340, dated May 25, 2010; accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the certain case styled McElhiney V. McElhiney Docket No. 10D226, Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property.

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 126 Scenic View, Old Hickory, TN 37138

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 successors 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 30th day of May, 2014

Daniel Allen McElhiney

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Daniel Allen McElhiney**, 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 30th day of May, 2014

Notary Public

My commission expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 8, 2015

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122