# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140062365 DEEDWARR
Recvd: 08/22/14 11:29 2 pgs
Fees: 13.00 Taxes: 1017.50

20140822-0076762

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Burt F Elrod III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN C. HADEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 7 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Burton F. Elrod, MD | SAME | |
| (NAME) 920 Brenton Park Ct. | (NAME) | 160-15-B-11-CO |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **MIA MICHELLE THORNTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BURTON F. ELROD, MD, MARRIED AND BURTON F. ELROD, III, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 11, BRENTON PARK, as shown on plat of record in Plat Book 7900, Page 820, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from David Thornton to Mia Michelle Thornton as recorded on the 12th day of February, 2009 in Instrument No. 20090212-0012590 and Warranty Deed from Ronald P. Douglas and wife, Suzette Y. Douglas to David Thornton and Michelle Thornton, husband and wife as recorded on the 23rd day of April, 2007 in Instrument No. 20070423-0047917, in the Register's Office of Davidson County, Tennessee.

David Thornton joins in this conveyance to convey any marital interest he may have.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1130, Page(s) 16 and Plat Book 7900, Page 820, said Register's Office; and (c) restrictive covenants of record in Book 9488, Page 505, said Register's Office; (d) Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501 and Book 8149, Page 919, said Register's Office; (e) Easement for Sanitary Sewer recorded in Book 10360, Page 351, said Register's Office; (f) Easement for Water Main recorded in Book 10360, Page 407, said Register's Office; (g) Conveyance to Homeowners Association recorded in Book 10078, Page 727, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 920 Brenton Park Ct., Brentwood, TN 37027

(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 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, 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 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 my hand this 21st day of August, 2014.

Mia Michelle Thornton

David Thornton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mia Michelle Thornton and David Thornton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of August, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public