Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$96,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27 DAY OF August, 2014.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4/30/18
(AFFIX SEAL)

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Therrel Bottoms 819 Gibson Drive Madison, TN 37115	First Community Mtg. Inc 215 Robert Rose Dr Murfreesboro, TN 37129	051-04-47.00

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, we,

Todd Elkins, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ashley Therrel Bottoms, a married person

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 No. 68, Stratton Heights, as shown on plat of record in Plat Book 1835, Page 13, 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 to Velma Lynn Baltz by deed from Terral R. Cayce Roden et vir, James R. Roden dated April 28th, 1988 and recorded in Book 7533, page 453, Register's Office for Davidson County, Tennessee. Property was then conveyed to Todd Elkins by Deed from Velma Lynn Baltz now known as Velma Lynn Baltz Word dated February 14, 2014 of record in Instrument Number 20140219-0014201, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee.
3) Property is subject to an Easement for Sewer/Storm Drainage to Metropolitan Government of record in Book 8698, Page 749, Register's Office for Davidson County, Tennessee.
4) Property is subject to Easement for Permanent Telecommunications to Qwest Communications International et al of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **819 Gibson Drive, Madison, TN 37115**
(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(s) this 27th day of August, 2014.

Todd Elkins

BILL GARRETT, Davidson County
Trans: T20140064371 DEEDWARR
Recvd: 08/29/14 11:15 2 pgs
Fees: 13.00 Taxes: 355.20
20140829-0079149

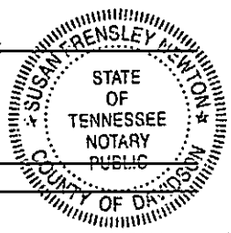
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Todd Elkins, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17



MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

~~PLEASE RETURN TO:~~
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKS BLVD STE 106
HENDERSONVILLE, TN 37075