WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
German S. Angeles	Pinnacle Bank	128-10-0/144.00
(NAME)	(NAME)	
216 Colt Drive	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(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, **Hewitt Wayne Elkins and wife, Anita C. Elkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **German S. Angeles and Julia R. Angeles, husband and wife,** 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:

Being Lot No. 141 on the Plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Hewitt Wayne Elkins and wife, Anita C. Elkins by deed from C & S Builders, Inc., a Tennessee corporation dated February 25, 1972 and filed for record in Book 4580, page 135, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4460, page 12, Register's Office for Rutherford County, Tennessee.

Subject to Restrictive Covenants of record in Book 4504, page 406, Register's Office for Rutherford County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 216 Colt Drive, Nashville, TN 37221
(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.

H. W. E.
A. C. E.

BILL GARRETT, Davidson County
Trans:T20140065413 DEEDWARR
Recvd: 09/03/14 13:43 2 pgs
Fees:13.00 Taxes:666.00
20140903-0080489

Witness our hands this 29th day of August, 2014.

Hewitt Wayne Elkins

Anita C. Elkins

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 Hewitt Wayne Elkins an Anita C. Elkins the bargainor (s), 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 29th day of August, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

