Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Josh S. Elrod 4307 Glynda Drive Nashville, TN 37216	New Owner	06107019900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stella Houses, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Josh S. Elrod and Ivy R. Elrod,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 16 on the plan of Young Dale Subdivision of record in Book 2330, page 22 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stella Houses, LLC, a Tennessee limited liability company, from Vivian Mobley, by Warranty Deed and recorded on April 23, 2014 of record Instrument Number 20140423-0034033, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Vivian Mobley by Quitclaim Deed from Brenda Watson Mobley and Vivian Mobley dated October 7, 2013 and filed for record in Instrument Number 201001008-0081048, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4307 Glynda Drive, Nashville, TN, 37216**

This conveyance is subject to the following: (1) Subject to any and all matters appearing of record in Plat Map Book 2330, Page 22, Register's Office for Davidson County, Tennessee; (2) any and all easements and restrictions of record in Instrument Number 20140114-0003779, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140076819 DEEDWARR
Recvd: 10/10/14 12:08 2 pgs
Fees:13.00 Taxes:1035.63
20141010-0094188

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 8th day of October, 2014.

Stella Houses, LLC, a
Limited liability company

By: _____
Trey Cain

Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Stella Houses, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this 8th day of October, 2014.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014093262