WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089260 DEEDWARR
Recvd: 11/26/14 12:45 2 pgs
Fees:13.00 Taxes:535.93
20141126-0109259

G-FSBO-14-3000-111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,845.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Cameron Sweeting	**Highlands Residential Mortgage, LTD**	
(NAME) **3000 Hillsboro Pike 111**	(NAME) **12001 N. Central Expressway, Suite 750**	**117030A11100CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Dallas, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NORMAN J.T. ELDER, TRUSTEE AND JEANNIE MOORE ELDER, TRUSTEE OF THE ELDER FAMILY TRUST DATED OCTOBER 13, 1999,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH CAMERON SWEETING, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 111, VERSAILLES CONDOMINIUMS, recorded in Plat Book 5050, Page 80, Surveyor's Certificate of Correction recorded in Book 5171, Page 153, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Norman JT Elder and wife, Jeannie M. Elder to Norman John Thomas Elder and/or Jeannie Moore Elder, Trustees of The Elder Family Trust dated October 13, 1999 as recorded on the 31st day of January, 2007 in Instrument No. 20070131-0012821 and Warranty Deed from Alan D. Edgin, unmarried to Norman JT Elder and wife, Jeannie M. Elder as recorded on the 9th day of January, 2007 in Instrument No. 20070109-0003595, in the Register's Office of Davidson County, Tennessee.

Norman J.T. Elder and Norman John Thomas Elder are one and the same person. Jeannie M. Elder and Jeannie Moore Elder are one and the same person.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES CONDOMINIUMS, as recorded in Plat Book 5050, Page(s) 80, corrected by Surveyor's Certificate of Correction recorded in Book 5171, Page 153, Register's Office for Davidson County, Tennessee.
- Charter recorded in Book 5179, Page 858.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES CONDOMINIUMS of record in Book 5168, Page 944, as amended by instrument(s) of record in Book 5589, Page 367, Book 5659, Page 641 re-recorded in Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement recorded in Book 4240, Page 209, Book 5221, Page 681, Book 3531, Page 592 and Book 4158, Page 34.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike 111, Nashville, Tennessee 37215**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 24th DAY OF NOVEMBER, 2014.

The Elder Family Trust

BY: Norman J. T. Elder, Trustee by Jeannie M. Elder, Attorney in Fact
Norman J. T. Elder, Trustee by Jeannie M. Elder, Attorney in Fact

BY: Jeannie M. Elder, Trustee
Jeannie M. Elder, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeannie M. Elder , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Norman J.T. Elder, Trustee of THE ELDER FAMILY TRUST, and who acknowledged that she executed the same as the free act and deed of the said J.T. Elder, Trustee.

Witness my hand and official seal, this the 24th of November, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeannie M. Elder, Trustee of The Elder Family Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 24th day of November, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212