G#26668-2 BOX #14

BILL GARRETT, Davidson County
Trans:T20150001324 DEEDWARR
Recvd: 01/07/15 09:11 2 pgs
Fees:13.00 Taxes:2275.50
20150107-0001574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2015.

Notary Public

My commission expires:

KATHY HANDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
David Elkin and Summer Elkin	**Legacy Home Loans LLC**	**11802017000**
824 Kirkwood Avenue	**4025 Hillsboro Road, Suite 601**	
Nashville, TN 37204	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Daniel W. Myrick, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Elkin and Summer Elkin, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 36 on the Map of Kirkwood Heights - The W. T. Berry Estate, Section No. 3, as of record in Book 1130, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Daniel W. Myrick and wife, Jana M. Myrick, by Warranty Deed dated September 8, 2009, from James E. Pate, unmarried, of record in Instrument No. 20090910-0084855, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in File No. 11D-2476, Fourth Circuit Court for said County. The said property was further conveyed to Daniel W. Myrick by Quitclaim Deed dated April 26, 2012, from Jana M. Myrick of record in Instrument No. 20120430-0036939, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 1130, Page 17, said Register's;
2. Restrictive Covenants contained in instrument of record in Book 1140, Page 45, and in Book 4333, Page 827, Register's Office for Davidson County, Tennessee;
3. Easement Agreement for fence encroachment of record in Instrument No. 20150107-0001573, said Register's Office; and,
4. Taxes for the current year which have been prorated and assumed by the Grantees herein, and subsequent years, not yet due and payable.

This is improved (__X__) unimproved (____) property known as 824 Kirkwood Avenue, Nashville, TN 37204.

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 HANDS EFFECTIVE AS OF January 5, 2015:

Daniel W. Myrick

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Daniel W. Myrick, the within named Grantor(s), with whom I am personally acquainted (or 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 the 5th day of January, 2015.

My Commission Expires: 6-26-16

Notary Public

20141416R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY