BILL GARRETT, Davidson County
Trans: T20150006840 DEEDWARR
Recvd: 01/28/15 10:12 2 pgs
Fees: 13.00 Taxes: 1169.20
20150128-0008050

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $316,000.00.

JoAnn B Swenson
Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2015.

Notary Public

My commission expires: 3-3-15
(AFFIX SEAL)

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tamera Hill	Bank of America	Map 171-03-0-A, Parcel 197.00CO
5421 Fredricksburg Way W	PO Box 650075	
Brentwood, TN 37027	Dallas, TX. 75265-0070	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Elkin and Summer Elkin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tamera Hill, a single woman

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. 8 on the Plan of Fredericksburg, Section Seven, a Planned Unit Development, as of record in Book 9700, Page 509 and Book 7900, Page 405, 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 David Elkin, a single person, by Warranty Deed from Mark J. Lemoncelli, a married man, of record in Instrument No.: 20050303-0023420, Register's Office for Davidson County, Tennessee.

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

1) The Plan of record in Book 9700, Page 405, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Boundary Plat of record in Plat Book 7900, page 509, Register's Office for Davidson County, Tennessee.

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 7993, Page 269, Register's Office for Davidson County, Tennessee.

4) Deed of Conveyances to Metropolitan Government for water mains of record in Book 9698, Page 181, said Register's Office; and Sanitary Sewers of record in Book 9698, Page 124, Register's Office for Davidson County, Tennessee.

5) Charter of Fredericksburg Homeowners' Association of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee.

6) Easement conveyed to BellSouth Telecommunications of record in Book 10709, Page 143, Register's Office for Davidson County, Tennessee.

7) Deed of Conveyance to the State of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.

8) Amenities Area of record in Plat Book 7900, Page 807, Register's Office for Davidson County, Tennessee, and Common Areas Dedication of record in Book 9443, Page 538, Register's Office for Davidson County, Tennessee.

9) Restrictive Covenants contained in instrument of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee.

10) By-Laws of Fredericksburg Homeowners' Association, Inc., of record in Book 8920, Page 45 and as amended in Book 10694, Page 539, Register's Office for Davidson County, Tennessee.

11) Declaration of Covenants, Conditions and Restrictions for Fredericksburg of record in Book 8920, Page 65 and as amended in Book 9600, Page 393 and as further amended in Book 9860, Page 840, Book 10453, Page 931 and in Book 10694, Page 541, Register's Office for Davidson County, Tennessee.

12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **5421 Fredricksburg Way W, Brentwood, TN 37027**

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 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/our hand(s) this 23rd day of January, 2015.

David Elkin

Summer Elkin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **David Elkin and Summer Elkin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2015.**

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9.19.16