BILL GARRETT, Davidson County
Trans:T20150012632 DEEDWARR
Recvd: 02/20/15 13:04 2 pgs
Fees:13.00 Taxes:841.75
20150220-0014904

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $227,500.00

Brittany Heins
Affiant

Subscribed and sworn to before me, this 12th day of February, 2015.

Jennifer Crowell
Notary Public

My commission expires: 2/24/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LELAND J. ELLIOT	**MORTGAGE INVESTORS GROUP**	**04415038700**
1100 BIRDSALL ST	**8320 EAST WALKER SPRINGS LN**	
OLD HICKORY, TN 37138	**KNOXVILLE, TN 37923**	

FOR AND IN 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 ACKNOWLEDGE, WE,

BEVERLY L. DAVIS, AN UNMARRIED WOMAN AND JOHN T. DAVIS AND BOBBIE DAVIS, HUSBAND AND WIFE

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

LELAND J. ELLIOT AND JENNIFER L. ELLIOTT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION B, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BEVERLY L. DAVIS, AN UNMARRIED WOMAN AND JOHN T. DAVIS AND BOBBIE DAVIS, HUSBAND AND WIFE, BY WARRANTY DEED FROM ERIN FOSTER NOW KNOW AS ERIN RICHARDSON AND GAVIN RICHARDSON, WIFE AND HUSBAND, DATED 12/27/2013 AND RECORDED ON 01/06/2014 IN INSTRUMENT NUMBER 20140106-0001031, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1100 BIRDSALL ST, OLD HICKORY, TN 37138.

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 in 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 12th day of February, 2015.

BEVERLY L. DAVIS

JOHN T. DAVIS

BOBBIE DAVIS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, BEVERLY L. DAVIS AND JOHN T. DAVIS AND BOBBIE DAVIS, 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 12th day of February, 2015.

Notary Public

My Commission Expires: 8/18/18

Anna E. Rowland
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County