6

BILL GARRETT, Davidson County
Trans:T20150042704 DEEDWARR
Recvd: 06/02/15 08:49 2 pgs
Fees:13.00 Taxes:592.00
20150602-0050823

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5.8.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Scott Elkins-Littleton	**Eunice Ann McPherson**	10203007200
(NAME)	(NAME)	
504 Continential Drive	**8205 Spring Ridge Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eunice Ann McPherson and Ronald K. McPherson, Trustees of The Eunice Ann McPherson Living Trust, established by the Revocable Trust Agreement of Eunice Ann McPherson, dated April 8, 2008,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Scott Elkins-Littleton and Anna Maria Littleton, husband and wife,** 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. 1314 on the Plan of Charlotte Park, Section 18, of record in Book 3600, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 1314 fronts 75 feet on the northeasterly side of Continental Drive and extends back 152 feet on the northwesterly line and 115.5 feet on the southwesterly line, to a broken line in the rear on which it measures 89.2 feet.

Being the same property conveyed to Eunice Ann McPherson and Ronald K. McPherson, Trustees of The Eunice Ann McPherson Living Trust, established by the Revocable Trust Agreement of Eunice Ann McPherson, dated April 8, 2008 by deed dated April 8, 2008 Eunice Ann McPherson of record in Instrument No. 20080626-0065622, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 504 Continential Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 21st day of May, 2015.

Eunice Ann McPherson and Ronald K. McPherson,
Trustees of the Eunice Ann McPherson Living Trust,
established by the Revocable Trust Agreement of
Eunice Ann McPherson, dated April 8, 2008.

Eunice Ann McPherson
By: Eunice Ann McPherson, Trustee

Ronald K. McPherson
By: Ronald K. McPherson, Trustee

State of Tennessee
County of Davidson

Personally appeared before me Eunice Ann McPherson and Ronald K. McPherson, Trustees of The Eunice Ann McPherson Living Trust, established by the Revocable Trust Agreement of Eunice Ann McPherson, dated April 8, 2008, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2015.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Littleton