WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-FSBO-15-2609

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)
Stephen Elkins and Cindy Elkins	new owner	
(NAME)	(NAME)	**062-15-0-027.00**
2609 Davidwood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 **DONNA CULVER, EXECUTRIX OF THE ESTATE OF SHIRLEY HEWITT,** hereinafter called the ~~Grantor(s)~~, have ~~bargained~~ and sold, and by these presents do transfer and convey unto **STEPHEN ELKINS AND CINDY ELKINS,** ~~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 Lot No. 107 on the Plan of Section III, Sutherland Heights of record in Plat Book 2663, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shirley A. Hewitt, unmarried by Warranty deed from Randall F. Dyer and wife, Kay C. Dyer of record in Book 10936, page 101, Register's Office for Davidson County, Tennessee, dated May 15, 1998 and recorded on May 19, 1998. The said Shirley A. Hewitt having since died on April 13, 2015. The Last Will and Testament of Shirley Hewitt (Docket No. 15P703, Circuit Court of Davidson County, Tennessee) grants Donna Culver, Executrix of The Estate of Shirley Hewitt, the authority to sell and convey said property.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2877, Page 253, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2609 Davidwood Court , Nashville, Tennessee 37214**.

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.

BILL GARRETT, Davidson County
Trans:T20150050975 DEEDWARR
Recvd: 06/25/15 10:43 2 pgs
Fees:13.00 Taxes:925.00
20150625-0061094

Witness my/our hand(s) this the 19th DAY OF JUNE, 2015.

The Estate of Shirley Hewitt

BY: Donna Culver

Donna Culver
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA CULVER, EXECUTRIX of the THE ESTATE OF SHIRLEY HEWITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness ~~my hand and~~ official seal, this the 19th of June, 2015.

~~Notary~~ Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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