(1)

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jeanie R. Yarbrough	Sumner Bank & Trust	53-8A-16
(NAME)	(NAME)	
2133 Lakeshore Drive	780 Browns Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151212

For and 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 acknowledged, **WE, CONNIE MCGAHEY ELDER AND HUSBAND, GRADY LAVAUGHN ELDER**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JEANIE R. YARBROUGH, AN UNMARRIED 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 Unit No. 2133 on the Plan of Lakeshore Pointe Condominiums, Phase One, of record in Book 9700, page 704, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Connie McGahey Elder and husband, Grady LaVaighn Elder by deed from Wayne Elsey, unmarried, dated May 4, 2012, of record in Instrument No. 20120510-0040529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 9700, page 704, amending plat of record in Book 547, page 127, Register's Office for said County; and (b) Master Deed and ByLaws establishing a Horizontal Property Regime of Lakeshore Pointe Condominiums, of record in Book 11053, page 690, amended in Instrument No. 20121005-0091619, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2133 Lakeshore Drive, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150055459 DEEDWARR
Recvd: 07/09/15 10:04 2 pgs
Fees:13.00 Taxes:647.50
20150709-0066623

Witness our hands this 8th day of July, 2015

Connie McGahey Elder

Grady LaVaughn Elder

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Connie McGahey Elder and Grady LaVaughn Elder, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2015.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY