PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57717
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Elefante Allison Olszewski 485 Saddle Drive Nashville, TN 37221	Same as new owner

TAX MAP PARCEL NUMBERS: 142-03-73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$226,800.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard C. Stooksbury and Jere Carman**, as joint tenants with right of survivorship, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Elefante and Allison Olszewski** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard C. Stooksbury and Jere Carman as joint tenants with right of survivorship by Warranty Deed from Michael S. Smith and wife, Sigrid M. Biermann, dated May 22, 2001, recorded May 31, 2001 in Instrument No. 20010531-0056777, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan of record in Book 4460, page 108, said Register's Office, shows an owner's certificate, a 40 foot minimum setback line from Saddle Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 485 Saddle Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150070896 DEEDWARR
Recvd: 08/21/15 12:05 2 pgs
Fees:13.00 Taxes:839.16
20150821-0084589

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of ~~August~~ July of RCS, 2015.

Richard C. Stooksbury

Richard C. Stooksbury

Jere Carman

Jere Carman

State of Tennessee

County of Davidson

On this 31st day of ~~August~~ July CJS, 2015, before me the undersigned authority, personally appeared Richard C. Stooksbury and Jere Carman, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $226,800.00.

Affiant

Sworn and subscribed before me this 31st day of ~~August~~ July, 2015.

My Commission Expires: 8/18/18

Notary

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY