BILL GARRETT, Davidson County
Trans:T20150072908 DEEDWARR
Recvd: 08/27/15 12:51 2 pgs
Fees:13.00 Taxes:675.25
20150827-0086929

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$182,500.00** (One Hundred Eighty Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 21st day of August, 2015.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
C. Stephen Elkins and Loucinda Jean Elkins 2645 Western Hills Drive Nashville, TN 37214	1123 Brookstone Blvd Mt. Juliet, TN 37122	06215005800

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **RUBY R. JOHNSON AND LARRY D. JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **C.STEPHEN ELKINS AND LOUCINDA JEAN ELKINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 138 on the plan of Sutherland Heights, Section 3, of record in Book 2663, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 138 fronts 100 feet on the easterly side of Western Hills Drive and runs back between lines measuring 350.6 feet on the northerly side and 369.4 feet on the southerly line to a dead line in the rear, on which it measures 102.0 feet.

Being the same property conveyed to Ruby Johnson by deed from William Robert Cole, as Executor for the Estate of Virginia Small, deceased, a/k/a Marion Virginia Small, deceased, of record in Instrument #20150610-0054404, Register's Office for Davidson County, Tennessee.

Being also known as 2645 Western Hills Drive, Nashville, Tennessee 37214.

Larry D. Johnson, spouse of Ruby R. Johnson, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2645 WESTERN HILLS DRIVE** **NASHVILLE, TN 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015073956

WITNESS, this 21st day of August, 2015

Ruby R. Johnson
Ruby R. Johnson

Larry D. Johnson
Larry D. Johnson

STATE OF IOWA)
COUNTY OF Cherokee)

On this 21st day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ruby R. Johnson and Larry D. Johnson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of August, 2015.

Marilyn J. Leissler
Notary Public

Commission Expires: 4-2-2017

NOTARIAL SEAL IOWA
MARILYN J. LEISSLER
Commission Number 168956
MY COMMISSION EXPIRES
4-2-2017

LTSR Number:

GTE File: 2015073956