WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Richard A Cone, Jr.
Affiant

Subscribed and sworn to before me this 27th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150073806 DEEDWARR
Recvd: 08/31/15 12:46 2 pgs
Fees: 13.00 Taxes: 1109.63
20150831-0088071

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Cone Jr.	First Bank	147-06-0
(NAME)	(NAME)	(MAP)
236 Blackman Road	318 Seaboard Lane, Suite 205	069.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Julia D. Elliston, now known as Julia A. Elliston, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Richard A. Cone Jr. and Samara J. Cone, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section One (Revised), Caldwell Hall, a Resubdivision of Lots 40, 41, 42, 43, 44 & 45, Caldwell Hall of record in Plat Book 3106, Page 121, 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 Julia D. Elliston by Warranty deed from Jeffrey L. Hunter, married of record in Instrument No. 20050926-0114788 Register's Office for Davidson County, Tennessee, dated September 21, 2005 and recorded on September 26, 2005. (Value of consideration shown in aforementioned deed $210,000.00.)

Julia D. Elliston and Julia A. Elliston are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property, known as: 236 Blackman Road, Nashville, Tennessee 37211.

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 hand(s) this 27th day of August, 2015.

Julia A. Elliston

Julia D. Elliston, now known as Julia A. Elliston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Julia D. Elliston, now known as Julia A. Elliston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of August, 2015.

Notary Public

My Commission Expires: 3/3/19

