WARRANTY DEED

File #15485

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,900.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150088941 DEEDWARR
Recvd: 10/19/15 15:22 2 pgs
Fees:13.00 Taxes:2215.93
20151019-0106243

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent A. Elrod, *et ux.*	SunTrust Mortgage Inc.	083-02-0-359.00
(NAME)	(NAME)	
1426 Sharpe	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **DJ Design and Development Company, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent A. Elrod and Elizabeth O. Gonser, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 2 on the Plan of Minor Subdivision Partition of Lot 69, Weakley Home Place of record in Plat at Instrument No. 20140311-0020390, 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 part of the same property conveyed to Joel Albert Fulmer, V, unmarried by Warranty deed from Parker Hamilton Nusbickel and Elizabeth S. Jones, husband wife of record in Instrument No. 20080903-0090410 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 3, 2008.

Being part of the same property conveyed to DJ Design and Development Company, LLC by Warranty deed from Albert Fulmer, V, an unmarried man of record in Instrument No. 20140423-0034276 Register's Office for Davidson County, Tennessee, dated April 21, 2014 and recorded on April 23, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1426 Sharpe, Nashville, TN 37206

(House Number) (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 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.

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 hand this 16th day of October, 2015.

DJ Design and Development Company, LLC

BY: Dianne B. Johnson
Dianne B. Johnson, sole member

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of October, 2015, before me, appeared Dianne B. Johnson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the sole member of DJ Design and Development Company, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said DJ Design and Development Company, LLC, and said officer acknowledged said instrument to be the free act of deed of said DJ Design and Development Company, LLC.

WITNESS my hand and seal, this the 16th day of October, 2015.

Notary Public: Leslie Garside

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206