THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150105118 DEEDWARR
Recvd: 12/14/15 09:50 2 pgs
Fees:13.00 Taxes:4162.50
20151214-0125178

Record & Return To:

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arthur Boll and Nancy Berge 3207 Lakeshore Drive Nashville, Tennessee 37138	Same address as new owner	054-09-O-010.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CONNIE MCGAHEY ELDER and husband, GRADY L. ELDER, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ARTHUR BOLL and NANCY BERGE, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being in the City of Lakewood in the 4th Civil district of said county, and being the southerly portion of the westerly 100 feet of Lot No. 8 on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs & Elliot property, known as DuPontonia, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee being described as follows:

Beginning at a point in the center of Pitts Avenue, 2636.7 feet east from 32nd Street, as measured along the center of Pitts Avenue, said point being also the common front corner of Lot Nos. 7 and 8 of said subdivision; thence with line between the said two lots, north I deg. 41' east 432 feet, more or less, to the southwest corner of the property conveyed to the United States of America by deed from Julian A. Ramsey and wife, of record in Book 2196, page 310, said Register's Office; thence with the southerly line of the United States of America property, south 70 deg. 00' east, 184 feet to a point; thence south 2 deg. 10' west 397 feet, more or less, to the center of Pitts Avenue; thence with the center of Pitts Avenue, north 88 deg. 37' west, 100 feet to the point of beginning.

Being the same property conveyed to Connie McGahey Elder and husband, Grady L. Elder, Jr., by Warranty Deed from Suzette Graham and Steve Huffman, of record on 07/02/2007, at Instrument No. 20070702-0078473, Davidson County Register of Deeds.

This is improved property known as **3207 Lakeshore Drive, Nashville, Tennessee 37138**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 3rd day of December, 2015:

Connie McGahey Elder

Grady L. Elder, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CONNIE MCGAHEY ELDER AND GRADY L. ELDER, JR.**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of December, 2015.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2015:

Notary Public

My Commission Expires: 8/18/18

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY