BILL GARRETT, Davidson County
Trans:T20160026340 DEEDWARR
Recvd: 04/01/16 09:51 2 pgs
Fees:13.00 Taxes:3034.00
20160401-0030876

WARRANTY DEED

Return to:
CHRISTOPHER J. THORNTON, P.C.
1661 AARON BRENNER DRIVE
SUITE 301
MEMPHIS, TN 38120

State of Tennessee
County of ~~Williamson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Gladys H Weitzel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016

Phyllis W. Frederick
Notary Public

MY COMMISSION EXPIRES: 2-5-17

(AFFIX SEAL)

PHYLLIS W. FREDERICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen K. Green Jamie W. Green	Stephen K. Green Jamie W. Green	11705006400
(NAME)	(NAME)	
3609 Hampton Ave.	3609 Hampton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Colston Elder and wife, Beverly S. Elder,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen K. Green and Jamie W. Green,** husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of said County and State, being the westerly 25 feet of lot No. 15 and all of lot No. 16 on the plan of the Henry Sperry Subdivision, as of record in Book 974, Page 21, Register's Office for said County.

Being the same property conveyed to James Colston Elder by Quitclaim Deed from Beverly S. Elder of record in Instrument No. 20120125-0006876.

Beverly S. Elder joins in this conveyance for the purpose of conveying all marital/homestead rights she may have in the property.

This instrument being executed by Mary Kim Shipp on behalf of James C. Elder and Beverly S. Elder, through Power of Attorney of record in Instrument No. 20160401-0030876, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3609 Hampton Ave., Nashville, TN 37215
(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.

Witness my/our hands this 24th day of March, 2016.

James C. Elder by Mary Kim Shipp attorney in fact

Beverly S. Elder by Mary Kim Shipp, attorney in fact

State of Tennessee
County of Williamson

On this the 24th day of March, 2016, before me personally appeared Mary Kim Shipp, the person who executed the foregoing instrument on behalf of James C. Elder and Beverly S. Elder, and who acknowledged that she executed the same as the free act and deed of the said James C. Elder and Beverly S. Elder, through Power of Attorney granted her by the said James C. Elder and Beverly S. Elder.

Notary Public
Commission Expires: 3-20-18

WITNESS my hand and seal this 24th day of March, 2016.

File No.: 10073

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018