WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

File No.: ALW-16-1775-CLOSING

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan H. Elrod and Zita B. Elrod	NEW OWNER	117-15-Z-1.00 CO
(NAME)	(NAME)	
1775 Hillmont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **BRENT CRAIG, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DAN H. ELROD AND ZITA B. ELROD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1775, HILLMONT COMMONS SOUTH, as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20130808-0083485, Amended and Restated at Instrument No. 20141119-0106782, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Rigid Development, Inc. to Brent Craig as recorded on the 29th day of January, 2016 in Instrument No. 20160129-0009061; Warranty Deed from Cornerstone Investments, Inc. to Rigid Development, Inc. as recorded on the 18th day of August, 2014 in Instrument No. 20140818-0074654 and Warranty Deed from David L. Cooper, as Trustee of the Helen G. McCracken Revocable Trust David L. Cooper, Trustee to Cornerstone Investments, Inc., a Tennessee corporation as recorded on the 24th day of June, 2013 in Instrument No. 20130624-0064386, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1775 Hillmont Drive, Nashville, TN 37215
(House Number) (Street) (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 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. 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.

THIS CONVEYANCE IS MADE SUBJECT TO THE PERMITTED EXCEPTIONS ON ATTACHED

SCHEDULE A, HERETO.

BILL GARRETT, Davidson County
Trans:T20160027677 DEEDWARR
Recvd: 04/05/16 14:37 3 pgs
Fees:18.00 Taxes:3034.00
20160405-0032660

Witness my/our hand(s) this 28th day of March, 2016.

Brent Craig by Adam G. LaFevor, AIF

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of March, 2016, before me personally appeared Adam G. LaFevor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brent Craig and who acknowledged he/she/they executed the same as the free act and deed of the said Brent Craig.

Witness my hand and official seal, this the 28th day of March, 2016.

Notary Public
My Commission Expires:

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

SCHEDULE A -

PERMITTED EXCEPTIONS

1. Current years taxes which have been prorated and assumed by the Grantee(s);

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO SUBDIVISION, as recorded in Plat Book 1424, Page(s) 52 and Instrument No. 20130729-0078247, corrected at Instrument No. 20131021-0109410 (RESUBDIVISION OF GLEN ECHO SUBDIVISION), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1542, Page 340, Book 1631, Page 47 and Instrument No. 20130808-0083485, amended at Instrument No. 20141119-0106782, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Restrictive Covenant for Detached Structure recorded at Instrument No. 20131010-0106312.

5. Charter of Homeowners Association recorded at Instrument No. 20130816-0086448.

6. Easement for Storm Drainage, recorded in Instrument No. 20060315-0030036.

7. Declaration of Restrictions and Covenants for Storm Water Facilities and Systems recorded at Instrument No. 20140221-0014915.