Davidson County DEEDWARR Recvd: 05/11/16 10:09 3 pgs Fees:18.00 Taxes:1110.00 **20160511-0046709**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00 Affiant Subscribed and sworn to before me, this 10th DAY OF May, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
WARRANTY DEED BMR16-6665	CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan C. Elliot Sr.	Franklin American Mortgage Co.	
6665 Autumnwood Drive	6100 Tower Circle, Suite 600	
Nashville, TN 37221-3945	Franklin, TN 37067	155-08-0C-218.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JON L. GARBER AND HANNAH T. GARBER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN C. ELLIOT SR. AND LILLIAN C. ELLIOT, HUSBAND AND WIFE AS JOINT TENANTS, 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 Lot No. 218 on the Plan of Poplar Creek Estates Phase 2 of record in Plat Book 6900, Page 339 through 347, inclusive, 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 John L. Garber, unmarried, and Hannah T. Sauerbrey, unmarried, as tenants in common with rights of survivorship by Warranty deed from David M. Molesworth, unmarried of record in Instrument No. 20051024-0127905 Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on October 24, 2005.

John L. Garber is one and the same as Jon Garber and Jonathan L. Garber.

Hannah T. Sauerbrey is now known as Hannah T. Garber. Hannah T. Sauerbrey is one and the same as Hannah Garber and Hannah Sauerbrey and Hannah T. Garber

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6900, Page 339 through 347, inclusive, as amended in Plat Book 7900, Page(s) 888 and 889 and Instrument No. 20010911-0098418, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, Book 7099, Page 299, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6665 Autumnwood Drive , Nashville, Tennessee 37221-3945
(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 GRANTEE(S), 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.

Witness my/our hand(s) this 10th day of May, 2016.

Jon L. Garber

Hannah T. Garber

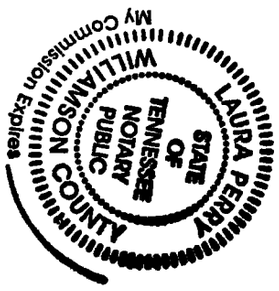
STATE OF Tennessee
COUNTY OF Williamson

On this the 10th day of May, 2016, before me personally appeared Jon L. Garber and Hannah T. Garber, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.
Witness my hand and official seal, this the 10th day of May, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

