Davidson County DEEDWARR Recvd: 05/11/16 10:12 3 pgs Fees:18.00 Taxes:814.00 **20160511-0046711**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 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 BMR16-5914	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5914 Maxon LLC, a Tennessee	5914 Maxon LLC, a Tennessee	
2517 Eugenia Avenue Ste. 202 (ADDRESS)	2517 Eugenia Avenue Ste. 202 (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	091-09-180.00

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 RYAN C. ELLIOT, SR. AND WIFE, LILLIAN ELLIOT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 5914 MAXON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 98 on the Plan of T. M. Nall's Subdivision, of record in Book 421, Page 63, in the Register's Office for Davidson County, Tennessee.

Said Lot 98 fronts 100 feet on the northerly side of Maxon Street and runs back between parallel lines 185 feet to a dead line.

Being the same property conveyed to Ryan C. Elliot, Sr. and wife, Lillian Elliot by Special Warranty Deed from Wachovia Bank of Delaware, National Association, formerly known as First Union National Bank of Delaware, of record in Instrument No. 20031002-0145372, Register's Office for Davidson County, Tennessee, dated September 12, 2003 and recorded on October 2, 2003.

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 421, Page 63, Book 4014, Page 705, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 5914 Maxon Ave. , Nashville, Tennessee 37209-1827

(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.

Ryan C. Elliot,, Sr.

Lillian Elliot

STATE OF Tennessee
COUNTY OF Williamson

On this 10 day of May, 2016, before me personally appeared Ryan C. Elliot, Sr. ad Lillian Elliot 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 10 day of May, 2016.

Notary Public
My Commission Expires: 10.12.19

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

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

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY