Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0190

BILL GARRETT, Davidson County
Trans:T20160050641 DEEDWARR
Recvd: 06/15/16 10:57 2 pgs
Fees:13.00 Taxes:780.70
20160615-0060526

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 211,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2016.

Notary Public

My commission expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan I. Williams	Community Mtg. LLC	**09516002200**
405 McKeige Court	19045 E. Valley View Pkwy ste F	
Nashville, TN 37214	Independence MO 64055	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James H. McElhaney, II, single and Sandra J. McElhaney, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan I. Williams, a single man

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 Davidson county, Being Lot No. 37 on the plan of Perry Heights, of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 37 fronts 97.9 feet on the Easterly side of McKeige Court and runs back 162 feet on the northerly line and 128 feet on the southerly line to a dead line in the rear, which is a broken line, and measures 148.1 feet thereon.

Being the same property conveyed to James H. McElhaney, II and wife, Sandra J. McElhaney from Robert H. Braswell by warranty Deed dated January 31, 2011 of record in Instrument No. 20110207-0010693, corrected in Affidavit of Scrivener's Error of record in Instrument No. 20110317-0020988, Register's Office for Davidson County, Tennessee. James H. McElhaney, II and Sandra J. McElhany have since divorced by Final Decree of Divorce, Doc No. 15D-26, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 405 McKeige Court, Nashville, TN 37214.

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 in 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 hand(s) this 1st day of June, 2016.

James H. McElhaney, II

Sandra J. McElhaney

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, James H. McElhaney, II and Sandra J. McElhaney, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2016.

Notary Public

My Commission Expires: 12-29-19

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY