BILL GARRETT, Davidson County
Trans:T20160060057 DEEDWARR
Recvd: 07/13/16 14:09 2 pgs
Fees:13.00 Taxes:771.45
20160713-0071866

(2)

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
16-0638

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-31328

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2016

Notary Public
Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Elkins 2619 Brownwood Drive Nashville, TN 37214	New Owner	07303002100

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Susanne Dodson Anderson the only heir at law of Ruth C. Dodson, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Elkins and Loucinda Elkins, 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 Davidson County, Tennessee, being Lot No. 60 on the Plan of Sutherland Heights, Section 2, as of record in Book 2663, Page 58, said Register's Office, described as follows:

Said Lot No. 60 front 211.7 feet on the northwesterly side of Brownwood Drive and runs back 295.1 feet on the northeasterly line and 223.5 feet on the southwesterly line to a dead line in the rear on which it measures 130 feet thereon.

Being the same property conveyed to Rufus B. Dodson and wife, Ruth C. Dodson by Warranty Deed from T.E. Ervin and wife, Ellen D. Ervin, dated 12/15/1975 and recorded 01/06/1976 of record in Book 4985, Page 535, Register's Office for Davidson County, Tennessee. Ruth C. Dodson having since died on April, 19, 2016, being predeased by the said Rufus B. Dodson, who died on December 18, 2009 there by subject property vesting in Susanne Dodson Anderson, the only heir at law of the said Ruth C. Dodson

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2619 Brownwood Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of July, 2016.

Susanne Dodson Anderson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Susanne Dodson Anderson
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 and official seal at Brentwood, Tennessee this 8th day of July, 2016.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

