WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

P-VRES-16-214-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-20-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elliott Andrew Lankin, II	Pinnacle Bank	
(NAME)	(NAME)	
214 Hicks Road	150 3rd Ave. S. Ste 900	**142-11-0-166.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3404	Nashville, TN 37201	
(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 consideration, the receipt of which is hereby acknowledged, **MARK D. DELELYS AND STEVEN TUCKER, MARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLIOTT ANDREW LANKIN, II, UNMARRIED, AND MARY CARLA BLAND, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 1 on the Plan of Final Plat, Woodside Subdivision of record in Plat Book 9700, Page 435, as amended in Book 11430, Page 239, together with the Slope and Drainage Easement of record in Book 11670, Page 398, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark D. De Lelys, unmarried and Steven Tucker, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Jack Smart and wife, Rhonda L. Smart, of record in Instrument No. 20120925-0087228, Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 25, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 435, as amended in Book 11430, Page 239;
- Covenants, Conditions and Restrictions of record in Book 10967, Page 119;
- Right of Way Easement of record in Book 2544, Page 407;
- Slope and Drainage Easement of record in Book 11670, Page 398, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Hicks Road , Nashville, Tennessee 37221-3404**.

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.

BILL GARRETT, Davidson County
Trans:T20160062092 DEEDWARR
Recvd: 07/19/16 15:19 2 pgs
Fees:13.00 Taxes:1757.50
20160719-0074384

Witness my/our hand(s) this the 8th DAY OF JULY, 2016.

Mark D. DeLelys

Steven Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK D. DELELYS AND STEVEN TUCKER, the within named bargainor, 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, this the 8th of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212