(1)

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20160062261 DEEDWARR
Recvd: 07/20/16 09:07 2 pgs
Fees:13.00 Taxes:351.50
20160720-0074565

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Sarah M Beasley
Affiant

Subscribed and sworn to before me, this 15TH DAY OF JULY, 2016.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 7-24-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie Elkins, a single person	National Bank	03413026600
510 Macfie Court	(NAME) 1800 Robert Fulton Dr	
(ADDRESS) Madison TN 37115	(ADDRESS) Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Adele D. Smith, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vickie Elkins, a single person, hereinafter called the Grantees, 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. 183A ON THE PLAN OF ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 610, AS AMENDED IN BOOK 6250, PAGE 836 AND 837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ADELE D. SMITH, AN UNMARRIED WOMAN, BY DEED FROM DENNIS R. HUESTIS AND WIFE, DELINE T. HUESTIS, OF RECORD IN BOOK 10951, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 510 Macfie Court, Madison, TN 37115
(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 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 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 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 15th day of July, 2016.

WARRANTY DEED
(Continued)

Adele D. Smith

STATE OF Oregon

COUNTY OF Clackamas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adele D. Smith, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2016.

Notary Public

My Commission Expires: Oct 22, 2019

(SEAL)

OFFICIAL STAMP
LEAH MARIE MCPHERSON BOWMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 944080
MY COMMISSION EXPIRES OCTOBER 22, 2019

~~RETURN TO:~~
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072