This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kevin T. Elkins et ux
5709 Shetland Ct.
Nashville, TN 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pinnacle Bank
150 3rd Ave. South, Suite 900
Nashville, TN 37201

Map/Parcel
#17201001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dan Elkins and Meryll Elkins, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kevin T. Elkins and Jenna M. 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. 44 on the Plan of The Highlands, Section Three**, as shown by plat and survey of record in Plat Book 5050, page 14, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dan Elkins and Meryll Elkins, husband and wife, by Warranty Deed dated February 18, 2016, from Mary W. Godwin, unmarried, of record in Instrument #20160222-0016416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is improved property known as **5709 Shetland Ct., Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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:T20160070707 DEEDWARR
Recvd: 08/15/16 14:42 2 pgs
Fees:13.00 Taxes:1295.00
20160815-0084943

WITNESS OUR HANDS, this the **11th** day of **August, 2016.**

Dan Elkins

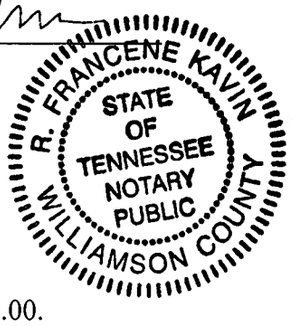
Meryll Elkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Dan Elkins and Meryll Elkins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of August, 2016.

R. Francene Kavin
NOTARY PUBLIC



My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of August, 2016.

NOTARY PUBLIC



My Commission Expires: 11/5/2016

File #16070038