BILL GARRETT, Davidson County
Trans:T20160077506 DEEDWARR
Recvd: 09/06/16 08:34 2 pgs
Fees:13.00 Taxes:1097.05
20160906-0092970

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58525
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ashley Bookout Thomas Grobe 4905 Trousdale Drive Nashville, TN 37220	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LN. #200 KNOXVILLE, TN 37923

TAX MAP PARCEL NUMBERS: 14608000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$296,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy L. Elrod and Rachael Anne Elrod, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Bookout, an unmarried woman and Thomas Grobe, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Crieve Hall Estates Section Three of record in Book 2133, page 59, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy L. Elrod, unmarried and Rachael Anne Meek, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Debra Lynn Barrett, unmarried and Lavon Lynn Nunney and wife, Melynda Ann Nunney, dated October 20, 2008 and recorded on October 29, 2008 of record in Instrument No. 20081029-0107914, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 10, 2012, recorded on September 17, 2012 of record in Instrument No. 20120917-0084141, subject property was vested in Jeremy L. Elrod and Rachael Anne Elrod, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 59, said Register's Office, which Plan shows a 50, foot minimum building setback line from Trousdale Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6303, page 356, said Register's Office.

This is improved property, known as 4905 Trousdale Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2016.

Jeremy L. Elrod **Rachael Anne Elrod**

State of Tennessee

County of Davidson

On this 31st day of August, 2016, before me the undersigned authority, personally appeared Jeremy L. Elrod and Rachael Anne Elrod, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $296,500.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2016.

Notary

My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018