WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File# 11174

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Elston LaTaya S. Elston	Peoples Home Equity	14902007000
(NAME)	(NAME)	
2537 Oak Forest Drive	170 N Seven Oaks	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victor K. Hazelwood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LaTaya S. Elston and Christopher Elston, wife and husband,** 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. 51 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Plat Book 7900, Page 126, Register's Office for said County, to which reference is made for a more complete description,

Being the same property conveyed to Victor Hazelwood, by deed of record in Book 11439, page ~~0315~~ 645, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2537 Oak Forest Drive, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160078896 DEEDWARR
Recvd: 09/08/16 14:14 2 pgs
Fees:13.00 Taxes:740.00

20160908-0094721

Witness my/our hands this 31st day of August, 2016.

Victor K. Hazelwood

State of Tennessee
County of Williamson

Personally appeared before me Victor K. Hazelwood, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2016.

Notary Public
My Commission Expires:

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