THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160084747 DEEDWARR
Recvd: 09/27/16 10:13 2 pgs
Fees:13.00 Taxes:410.33
20160927-0101693

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **110,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Anthony Elliott	Same as new owner	MAP 142-04-0A
210 Old Hickory Boulevard Unit 36		PARCEL 036.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shannon De La Cruz Taylor, joined by her spouse, Christopher Taylor**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Anthony Elliott, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 36 Belle Forrest, a Condominium, a Horizontal Property Regime, located on 210 Old Hickory Boulevard, Davidson County, Tennessee, as shown on the plat of Unit 36 Belle Forrest, Condominium Apartments, recorded in Plat Book 5200, page 167, said Register's Office, and described in a Master Deed of record in Book 5438, page 699, as amended in Book 6082, page 866, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co- owners and tenants of Unit 36 Belle Forrest, Condominium Apartments contained in the Master Deed and By-laws appended thereto, recorded in Book 6259, page 799, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Shannon M. De La Cruz, unmarried by Warranty deed from Cindy M. Williams, unmarried of record in Instrument No. 20061108-0138911 Register's Office for Davidson County, Tennessee, dated October 18, 2006 and recorded on November 08, 2006. Shannon M. De la Cruz is now known as Shannon De la Cruz Taylor. Her spouse, Christopher Taylor, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **210 Old Hickory Boulevard Unit 36, Nashville, TN 37221.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 13th day of September, 2016.

Shannon De la Cruz Taylor by Jason McKernan, her attorney-in-fact
Shannon De la Cruz Taylor by Jason McKernan, Attorney-in-Fact

Christopher Taylor by Jason McKernan, attorney-in-fact
Christopher Taylor by Jason McKernan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason McKernan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Shannon De la Cruz Taylor and Christopher Taylor**, as their Attorney in Fact, as the free act and deed of the within named **Shannon De la Cruz Taylor and Christopher Taylor**.

Witness my hand and official seal this the 8th day of September, 2016.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public