WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165357

BILL GARRETT, Davidson County
Trans:T20160097313 DEEDWARR
Recvd: 11/03/16 09:51 2 pgs
Fees:13.00 Taxes:1239.50
20161103-0116324

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Joshua E. Upchurch
Affiant

Subscribed and sworn to before me, this the 27th day of October, 2016.

Sondra Reece
Notary Public

My commission expires: 3/3/2020

(AFFIX SEAL)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Upchurch	LoanDepot.Com LLC- dba IMortgage	Map 092-13-0-F Parcel 002.00co
3314 B Elkins Avenue	P.O.Box 60005	
Nashville, Tennessee 37209	Los Angeles, CA 90060-0005	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Rolfe, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua E. Upchurch, unmarried man

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 Unit No. 2 of 3314 Elkins Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3314 Elkins Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080414-0037515, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3314 Elkins Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080414-0037515, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert Rolfe, Jr., unmarried, by Deed dated March 23, 2015 from Brian D. Pugh and Meredith E. Pugh, husband and wife, of record in Instrument No. 20150325-0025693, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out as Exhibit "B" to the Declarations of Covenants, Conditions and Restrictions for 3314 Elkins Townhomes as shown in Instrument No. 20080414-0037515, and Bylaws appended thereto as Exhibit "C", said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown in Book 57, Page 160 and in Book 161, Page 167, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions and Bylaws for 3314 Elkins Townhomes, of record in Instrument No. 20080414-0037515, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **3314 B Elkins Avenue, Nashville, Tennessee 37209**

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 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 27 day of **October, 2016.**

Robert Rolfe, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Rolfe, Jr.,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of **October, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017