WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-ZR-16-1005-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristin I. Elarchi	**Tennessee Trust Mortgage, Inc.**	
(NAME)	(NAME)	
1005 Looby Circle	**6398 Hwy 41-A**	**031-07-0-585.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1521	**Pleasant View, TN 37146**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERIE R. SMITH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN I. ELARCHI and ISSAM ELARCHI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 23 on the Plan of Revised-Final Plat of Looby Heights of record in Plat Book 7900, Page 230, as corrected in Book 8289, Page 696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherie R. Smith by Warranty deed from Edward P. Chrismon and Ewana R. Harris Chrismon, as tenants by the entirety of record in Instrument No. 20080410-0036439 Register's Office for Davidson County, Tennessee, dated April 07, 2008 and recorded on April 10, 2008.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 230, as corrected in Book 8289, page 696, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8091, Page 751, amended in Book 8252, page 832, Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 8289, Page 976, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8614, Page 846, Book 8614, Page 919, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Looby Circle, Nashville, Tennessee 37208-1521**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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:T20160105189 DEEDWARR
Recvd: 11/30/16 09:24 2 pgs
Fees:13.00 Taxes:573.13

20161130-0125478

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2016.

Sherie R. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERIE R. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212