WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/16 14:35 2 pgs
Fees:13.00 Taxes:1327.93
20161221-0134378

R-VRES-16-941B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-15-2020

(AFFIX SEAL) ANGELA R. WINDHAM STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-15-2020

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)
Robert F. Elrod, Jr. and Marya V. Elrod	CBC National Bank	
(NAME)	(NAME)	
941 B Spain Avenue	3010 Royal Blvd S, Ste 230	**072-09-0T-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Alpharetta, GA 30022	
(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, **CEDRIC WILSON, UNMARRIED, AND JUSTIN WALKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT F. ELROD, JR. AND MARYA V. ELROD, HUSBAND AND WIFE AND MARY JORDYN ELROD, SINGLE,** 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 Unit 941-B, Cottages at 941, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at 941, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150204-0010573, 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 Cedric Wilson, unmarried, and Justin Walker, unmarried; as tenants in common with right of survivorship by Warranty deed from Richard A. Matrisian and Ealish M. Matrisian, husband and wife of record in Instrument No. 20150618-0058425 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 18, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150204-0010573, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4243, Page 940 and Book 7778, page 227, 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: **941 B Spain Avenue, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 19th DAY OF DECEMBER, 2016.

Cedric Wilson

Justin Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CEDRIC WILSON, 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 19th of December, 2016.

Notary Public
My Commission Expires: 3-3-20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN WALKER, 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 19th of December, 2016.

Notary Public
My Commission Expires: 3-3-20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON