WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of TN
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
File # 11692

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
Barry T. Elliott Delores A. Elliott (NAME)	USAA Federal Savings (NAME)	05905026700
3040 Vistavalley Ct. (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	San Antonio Tx 78288 (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/WE, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Barry T. Elliott and Delores A. Elliott, husband and wife,** 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:

Being Lot No. 272 on the Plan of Buena Vista Estates, section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20121113-0104086 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3040 Vistavalley Ct., Nashville, TN 37218
(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:T20170010731 DEEDWARR
Recvd: 02/06/17 10:24 2 pgs
Fees:13.00 Taxes:920.93
20170206-0012211

Witness my/our hands this 1st day of February, 2017.

By: James Barret, Agent Agent ADS of S. FL LLC

State of Nevada
County of Clark

Before me, the undersigned, Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Agent of ADS of South Florida, LLC and that he as such Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida. LLC by himself as Agent.

Notary Public
My Commission Expires: 02/03/18

File No.: 11692

ANN VANESSA LAU
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02/03/18
Certificate No: 14-13243-1