Davidson County DEEDWARR
Recvd: 03/01/17 10:51 3 pgs
Fees:18.00 Taxes:814.00
20170301-0020129

WARRANTY DEED

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-VRES-17-9026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-8-19 (AFFIX SEAL)

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)
Sarah C Hanlon and Margaret L Hanlon	**New Owner**	
(NAME)	(NAME)	**20131203-0123249**
9026 Rigden Mill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MATTHEW M. ELLIOTT AND JENNIFER H. ELLIOTT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH C HANLON, AN UNMARRIED WOMAN AND MARGARET L HANLON, A MARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 435 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 Matthew M. Elliott and Jennifer H. Elliott, husband and wife by Warranty deed from Ben Carver and wife, Kelli Carver of record in Instrument No. 20131203-0123249 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on December 03, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20051028-0130418, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Instrument Number 20021226-0158459, Instrument Number 20060120-0007913, Instrument Number 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument Number 20021226-0158458, Instrument Number 20031212-0178492, Instrument Number 20040526-0062220, Instrument Number 20040526-0062221, Instrument Number 20050119-0006853, Instrument Number 20050113-0005133, Instrument Number 20050324-0032209, Instrument Number 20050815-0096405, Instrument Number 20060120-0007914, Corrected in Instrument Number 20060221-0020352, Instrument Number 20060309-0027423, Instrument Number 20060321-0032383, Instrument Number 20080403-0033974, and Instrument Number 20080403-0033975, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060612-0069716, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Neighborhood Association record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550 Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7362, Page 230, Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Instrument No. 20041229-0154223, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-01000850, Instrument No. 20011106-0121932, Instrument No. 20030923-0140666, in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
- Ingress, Egress and Sign Easement of record in Instrument Number 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.

- Easement for water mains of record in Instrument Number 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20060519-0059391 and Instrument No. 20060922-0117465, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9026 Rigden Mill Drive , Nashville, Tennessee 37211**.

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 27th DAY OF FEBRUARY, 2017.

Matthew M. Elliott

Jennifer H. Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW M. ELLIOTT, 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 27th of February, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER H. ELLIOTT, 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 27th of February, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, Mitchell A. Watts, 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 Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-27-19
Notary' Seal (if on paper)

