Box 14
G29554-4

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170030713 DEEDWARR
Recvd: 04/12/17 09:11 2 pgs
Fees:13.00 Taxes:1539.20
20170412-0035573

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF APRIL, 2017.

Notary Public
Commission Expires: _____

SIERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cecil Elrod 901 Paddock Park Nashville, TN 37220	Sierra Pacific Mortgage Co., Inc. 1180 Iron Point Rd., Ste 200 Folsom, CA 95630	131-12-0C-002.00 CO

WARRANTY DEED

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

John S. Smoot and wife, Susan L. Smoot

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cecil Elrod, III and wife, Tommye P. Elrod

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. 901 together with an undivided one-sixth (1/6th) interest in the common elements, Paddock Park, a Horizontal Property Regime established by Master Deed of record in Book 6441, Page 287, said Register's Office, said unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot NO. 2 on the Plan of a resubdivision of Parts of Lots 11, 12, 17, and 18, J.T. Jenkins Home Tract of record in Plat Book 6250, Page 52, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John S. Smoot and wife Susan L. Smoot by Quitclaim deed from Susan L. Smoot of record in Instrument No. 20020827-0203580 Register's Office for Davidson County, Tennessee, dated August 19, 2002 and recorded on August 27, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 901 Paddock Park, Nashville, 37220.

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 so 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 representations, 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. Where uses, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Dated this the 10th day of April, 2017

John S. Smoot

Susan L. Smoot

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John S. Smoot and Susan L. Smoot with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes there in contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of April, 2017



Notary
Commission expires: 3/31/21