Return to: Bridgehouse Title

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20170031105 DEEDWARR
Recvd: 04/13/17 09:12 2 pgs
Fees: 13.00 Taxes: 1184.00
20170413-0036046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2017.

Notary Public

My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New.Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelsey R. Mayo Cameron T. Mayo	SWBC Mortgage Corp.	
640 Harpeth Knoll Road	9311 San Pedro #100	156-02-0-021.00
Nashville, TN 37221	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT ELLIOTT AND WIFE, KAREN ELLIOTT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELSEY R. MAYO AND CAMERON T. MAYO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 389 of Harpeth Valley Park, Section 3, as shown on the plan of record in Book 4175, Page 15. Register's Office for said County, described as follows:

Said Lot No. 389 fronts 80.0 feet on the Easterly side of Harpeth Knoll Road, and extends back between lines 327.5 feet on the Northerly line and 307.7 feet on the Southerly line, to a line in the rear on which it measures 82.4 feet thereon.

Being the same property conveyed to Robert Elliott and wife, Karen Elliott by Warranty deed from Susan L. Gumina and Philip A. Gumina of record in Instrument No. 20060202-0012888 Register's Office for Davidson County, Tennessee, dated January 20, 2006 and recorded on February 02, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 640 Harpeth Knoll Road, Nashville, TN 37221.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of April, 2017.

Robert Elliott

Karen Elliott

Karen Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7th day of April, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018