Davidson County DEEDWARR
Recvd: 06/28/17 09:15 3 pgs
Fees:18.00 Taxes:669.70
20170628-0064859

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Howard G. Salenius, Jr. and Patricia McClure
4825 Peppertree Drive
Nashville, TN 37013

SEND TAX BILLS TO:
loanDepot.com, LLC
4800 N. Scottsdale Rd Ste 3800
Scottsdale, AZ 85251

WARRANTY DEED

(Map 176-1, Parcel 069.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT M. ELLIOTT and MELISSA S. ELLIOTT, husband and wife,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **HOWARD G. SALENIUS, JR., unmarried man, AND PATRICIA MCCLURE, unmarried woman, joint tenants,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Peppertree Forest, Section 16, as of record in Book 8250, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.
>
> Being the same property conveyed to Robert M. Elliott and Melissa S. Elliott, husband and wife by Warranty Deed from Juan Manuel Ibarra, unmarried, dated October 15, 2015, recorded October 30, 2015, of record in Instrument No. 20151030-0110413, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Juan Manuel Ibarra by Warranty Deed from Thomas A. Battle and wife, Veronica Covington a/k/a Veronica Battle, dated February 28, 2007, recorded March 5, 2007, of record in Instrument No. 20070305-0027125, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on the plan of Peppertree Forest, Section 16, as of record in Book 8250, page 195; to Boundary Plat, of record in Plat Book 6900, page 943; to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7982 , page 736, Book 8703, page 462, as restated and amended in Book 8757, page 607, Book 8983, page 67, Book 9004, page 514, Book 9157, page 711, Book 9287, page 698, Book 9293, page 86, Book 9455, page 801, and in Book 9664, page 162; to By-Laws appended thereto and as shown in Book 8757, page 623; to Charter of homeowner's association of record in Book 8757, page 639; to Easement for Sign Rights of record in Book 8085, page 448; to Lien for special assessments as provided in the Declaration of Covenants, Conditions, and Restrictions; to , all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4825 Peppertree Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 22nd day of June, 2017.

ROBERT M. ELLIOTT

MELISSA S. ELLIOTT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

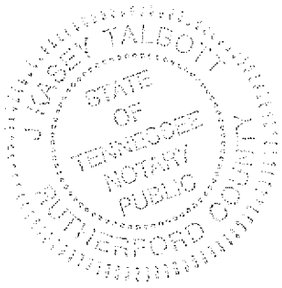
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Elliott and Melissa S. Elliott, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2017.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)



AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $181,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of June, 2017.

Notary Public

My commission expires: May 15th, 2021



File No. 20170395

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

