BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068327 DEEDWARR
Recvd: 08/08/17 10:06 2 pgs
Fees:13.00 Taxes:1629.84
20170808-0080984

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,498.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNYDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 8, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Wilson and Stephanie Wilson	SAME	
(NAME)	(NAME)	
4706 B Illinois Avenue		09111044600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MICHAEL ROBERT ELLIOTT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARL WILSON AND STEPHANIE WILSON,** 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 Lot 613, BLOCK 106, PLAN OF WEST NASHVILLE NO. 1, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Jane Stutsman, single to Michael Robert Elliott, unmarried as recorded on the 1st day of December, 2016 in Instrument No. 20161201-0125981 and Quitclaim Deed from Michael Robert Elliott to Michael Robert Elliott as recorded on the 1st day of December, 2016 in Instrument No. 20161201-0125982, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4706 B Illinois Avenue, Nashville, TN 37209
(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.

Witness my hand this 4th day of August, 2017

MICHAEL ROBERT ELLIOTT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Robert Elliott, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of August, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019