WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170070757 DEEDWARR
Recvd: 08/15/17 14:36 2 pgs
Fees: 13.00 Taxes: 1702.00
20170815-0083714

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Raymond F. Burk, Jr.
Affiant

Subscribed and sworn to me on August 8, 2017.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30820

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric Elwell and Shelby Bailey 217 Harpeth Wood Drive Nashville, TN 37221	Same As New Owner	-143-06-0A-045.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Enikoe Burk and Raymond F. Burk, Jr. wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Eric Elwell and Shelby Bailey, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase Two, Harpeth Trace Estates of record in Plat Book 5200, Page 556, 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 Raymond F. Burk, Jr., and wife, Enikoe Burk by Warranty deed from Alan Kabinoff and wife, Laura Kabinoff of record in Book 7313, page 601, Register's Office for Davidson County, Tennessee, dated July 31, 1987 and recorded on August 03, 1987.

Being the same property conveyed to Enikoe Burk by Quitclaim deed from Raymond F. Burk, Jr. of record in Instrument No. 20090114-0003689 Register's Office for Davidson County, Tennessee, dated January 14, 2009 and recorded on January 14, 2009.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson and Nashville taxes which have been assumed by the Grantee which have prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public record.
2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 556, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5120, Pages 208 and 918, Book 5182, Page 767, Book 5178, Page 138, Book 5182, Page 769, Book 5380, Page 357, and Book 6094, Page 718, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter of record in Book 5120, Page 199, and Book 6556, Page 693, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, and Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.
6. Overpass Construction Agreement of record in Book 5102, Page 956, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, Pages 690 and 694, in the Register's Office for Davidson County, Tennessee.
8. Ingress and Egress Easement of record in Book 6407, Page 891, in the Register's Office for Davidson County, Tennessee.
9. Overhead Line Easement of record in Book 6407, Page 892, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station and Water Mains and Appurtenances of record in Book 5099, Page 783, in the Register's Office for Davidson County, Tennessee.
11. Deed of Conveyance of record in Book 7026, Page 918 and re-recorded Book 7097, page 72, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 217 Harpeth Wood Drive, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 8th day of August, 2017.

Enikoe Burk
Enikoe Burk

Raymond F. Burk, Jr.
Raymond F. Burk, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 8, 2017, before me personally appeared Enikoe Burk and Raymond F. Burk, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged thatthey executed the same as their free act and deed.

Witness my hand and official seal onAugust 8, 2017.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 11, 2017

My Commission Expires: