Bill Garrett Davidson County
Batch# 9023 DEEDWARR
10/05/2017 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $976.43
20171005-0102541

WARRANTY DEED

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany A. Leader	Fairway Mortgage	
(NAME)	(NAME)	
2814 Blue Brick Drive	1260 Energy Lane	096-02-0-054.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	St. Paul, MN 55108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael E. Elsbury and Buffy M. Elsbury, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tiffany A. Leader, a single woman**, hereinafter called the GRANTEE(S), 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. 37 on the plan of Section One, Clover Bottom Subdivision, of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael E. Elsbury and Buffy M. Elsbury, husband and wife by Warranty Deed from Ronald Ulrich, a married man, dated 08/23/2013, recorded 08/28/2013, of record in Instrument No. 20130828-0090863, in the Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 50, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 6262, Page 101, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2814 Blue Brick Drive, Nashville, TN 37214
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S)

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 GRANTEE(S), 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 our hands this 4th day of October, 2017.

Michael E. Elsbury

Buffy M. Elsbury

State of Tennessee
County of Wilson

Personally appeared before me Michael E. Elsbury and Buffy M. Elsbury, 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 purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2017.

Notary Public

My Commission Expires: 5/17/21

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

201710050102541

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: OCT 20 2020
Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.