Bill Garrett Davidson County
Batch# 9339 DEEDWARR
10/06/2017 02:03:18 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20171006-0102953

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 170913318**

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01265-39365

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2017.

Notary Public

My Commission Expires: May 22, 2019

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas A. Elefante and Allison M. Olszewski<br>5179 ASHLEY DR<br>Nashville TN 37211-5952 | New Owner | Tax Parcel ID No.<br>161-10-0-014.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harley E. Sexton, IV and Melissa K. Sexton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas A. Elefante and Allison M. Olszewski, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Huntington Park, Section I, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 80.0 feet on the Westerly side of Ashley Drive and extends back between lines 180.6 feet on the North line and 124.0 feet on the South line to a dead line in the rear, which is a broken line, measuring 120.0 feet thereon, more or less.

Being the same property conveyed to Harley E. Sexton IV and wife, Melissa K. Sexton by Warranty Deed from Terry B. Chappell and wife, Betty Ann Chappell, recorded on the 16th day of May, 2008 in Instrument No. 20080516-0050582, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNTINGTON PARK, SECTION I, as recorded in Plat Book 4175, Page(s) 10.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4225, Page 778.

Easement for Driveway, recorded in Book 4379, Page 44.

This is improved property located at 5179 ASHLEY DR Nashville TN 37211-5952

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 2nd day of October, 2017.

Harley E. Sexton IV

Melissa K. Sexton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harley E. Sexton, IV and Melissa K. Sexton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2017.

Notary Public

my commission expires:
01/17/21

