Bill Garrett Davidson County
Batch# 36496 DEEDWARR
12/12/2017 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20171212-0126754

WARRANTY DEED

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2017

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Monique Batson	**SEND TAX BILLS TO:** Monique Batson	**MAP-PARCEL NUMBERS**
(NAME) 3535 Bell Rd #203	(NAME) 3535 Bell Rd #203	109-05-0B-203.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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,

Lindsley D. Elkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monique Batson, a single woman

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 Unit No. 203 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage Interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.
Being the same property conveyed to Lindsley D. Elkins, unmarried by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20040401-0036634, dated March 30, 2004, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3535 Bell Rd #203, 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 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 **1st day of December, 2017.**

Lindsley D. Elkins

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Lindsley D. Elkins** the within named Seller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand at office on **1st day of December, 2017.**

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, James W. Cobb, 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 Davidson

Personally appeared before me, [Name of Notary] Wanda Fugua, a notary public for this county and state, [~~name of person making certification~~ James W. Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wanda Fugua
Notary's Signature

My Commission Expires: 1/09/2018
Notary' Seal (if on paper)

WANDA FUGUA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018