RETURN DOCUMENT TO:
BELLE MEADE TITLE & ESCROW CORP.
109 KENNER AVENUE, SUITE 201
NASHVILLE, TENNESSEE 37205
BOX 26B

Bill Garrett Davidson County
Batch# 54851 DEEDWARR
02/05/2018 10:27:39 AM 2 pgs
Fees: $13.00 Taxes: $577.20
20180205-0011293

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Wade Elder, Lee Elder and Equity Trust Company Custodian FBO James Roberts, 50% Undivided Interest, P.O. 331606 Nashville, TN 37203	Creditor Law Center P.O. Box 331606 Nashville, TN 37203	091-10-0-292.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Matthew K. Haggard, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Wade Elder and Lee Elder, husband and wife, fifty percent (50%) interest as tenants in common and Equity Trust Company Custodian FBO James Roberts fifty percent (50%) interest as tenant in common (the "Grantees"), Grantees' heirs/successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the plan of Evans Resubdivision of Lot "C" Block 13, B.F. Cockrill Farm, of record in Book 4660, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a concrete monument in the southwesterly margin of Maxon Street, at the common front corner of Lots 1 and 2; thence with the line between said two lots southwesterly 193.70 feet to an iron pin; thence easterly 52.03 feet to an iron pin in the northwesterly margin of Snyder Street; thence with the margin of the same northeasterly 157.84 feet to an iron pin at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.43 feet to an iron pin in the southwesterly margin of Maxon Street; thence with the margin of the same northwesterly 24.84 feet to the point of beginning.

Being the same property conveyed to Matthew K. Haggard by Warranty Deed from Robertson Rentals, LLC (fka Robertson Properties LLC) of record in Instrument Number 20061121-0144659, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 5801 Maxon Avenue, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. Matters shown on the plan of record in Book 4660, page 108, said Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Matthew K. Haggard dated November 17, 2006 for the benefit of PrimeTrust Bank of record in Instrument Number 20061121-0144660 and Assignment of record in Instrument Number 20120510-0040670, said Register's Office for Davidson County, Tennessee.
4. Open End Deed of Trust executed by Matthew K. Haggard dated September 5, 2013, for the benefit of Tennessee Housing Development Agency of record in Instrument Number 20131101-0113510, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $156,000.00.
(
(
(Subscribed and sworn to before me
(this 4th day of February, 2018.
(
(My Commission Expires: 8/20/2019

Affiant

Notary Public

M. KATHRYN JACKSON ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs/successors and assigns against the lawful claims of all persons whomsoever.

Matthew K. Haggard

M. KATHRYN JACKSON ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Matthew K. Haggard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 4TH day of February, 2017.

Notary Public

My Commission Expires: 8/20/2019