NEW OWNER:

David Lavine Williams
Brittany Nicole Young
5005 B Georgia Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0105 MJ

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 71600 **DEEDWARR**
03/21/2018 11:32:06 AM 3 pgs
Fees: $18.00 Taxes: $1,753.80

20180321-0026633

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Four Thousand and 00/100 Dollars ($474,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT M. ELLIOTT AND MELISSA SUE ELLIOTT, HUSBAND AND WIFE,**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID LAVINE WILLIAMS, UNMARRIED, AND BRITTANY NICOLE YOUNG, UNMARRIED** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 912, of Block No. 122, on the Plan of No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, 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 Robert M. Elliott and Melissa Sue Elliott, husband and wife by Warranty deed from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170405-0033501 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017.

Being also known as 5005 B Georgia Avenue Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **March, 2018.**

ROBERT M. ELLIOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid ROBERT M. ELLIOTT, 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 and official seal at office this 15th day of **March, 2018.**

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Melissa S. Elliott BY: R.M. ELLIOTT ATT IN FACT

MELISSA SUE ELLIOTT, BY ROBERT M. ELLIOT, AS ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid ROBERT M. ELLIOTT, 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 on behalf of , and as attorney-in-fact for, MELISSA SUE ELLIOT for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **March, 2018**.

BRITTANY T. DUGAS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 9-8-2020

****

The actual consideration or value, whichever is greater, for this transfer is $ **474,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **March, 2018**.

NOTARY PUBLIC

My commission expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON