THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34138-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 27 day of March, 2018. Notary Public My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: John Elrod, Jenna Elrod 7104 Commonwealth Circle Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 126 15 0 B 145 00CO

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, **Robert Foriest and wife Aimee E. Foriest**, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Robert Foriest ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Elrod and Jenna E. Elrod, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7104 Commonwealth Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 75286 DEEDWARR
04/02/2018 11:17:46 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20180402-0030168

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-PB-7104

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section One Lexington Point Subdivision, as of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Foriest, unmarried by deed dated May 3, 2010 from Robert K. Smith and wife, April Smith of record in Instrument No. 20100506-0034497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 126 15 0 B 145 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Lexington Point of record in Instrument No. 20001018-0103445, Instrument No. 20010522-0052909, Instrument No. 20020214-0019754, Instrument No. 20020219-0021061, and Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Lexington Point Homeowner's Association, Inc of record in Instrument No. 20150123-0006862, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee.
6. Easement for ingress/egress of record in Book 11669, page 837, Register's Office for Davidson County, Tennessee.
7. Easement to BellSouth Telecommunications of record in Instrument No. 20010329-0030190, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. Easement for right of way granted to TVA of record in Book 4205, page 194, and Book 4226, page 715, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of March, 2018.

Robert Foriest

Aimee E. Foriest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Foriest and Aimee E. Foriest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

Notary Public

My Commission Expires: