Bill Garrett Davidson County
Batch# 86451 DEEDWARR
04/30/2018 04:01:28 PM 2 pgs
Fees: $13.00 Taxes: $5,842.30
20180430-0040704

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $1,579,000.00.

Affiant

Subscribed and sworn before me this the 16th day of April, 2018.

Notary Public
My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric L. Alldredge 209 Paddock Lane Nashville, TN 37205	new owner	116-14-0-052.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT C. ELLIOTT AND KAREN L. ELLIOTT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC L. ALLDREDGE AND SARAH ALLDREDGE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat, Robert C. Elliott Property of record in Plat Instrument No. 20140721-0064252, 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 a portion of the same property conveyed to Robert C. Elliott by Warranty deed from D. James Williams and wife, Sadhna V. Williams of record in Instrument No. 20140502-0037544 Register's Office for Davidson County, Tennessee, dated April 30, 2017 and recorded on May 02, 2014.

The said Robert C. Elliott having since married Karen L. Elliott. Karen L. Elliott joins in this conveyance to convey any interest that she may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 209 Paddock Lane, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of April, 2018.

Robert C. Elliott

Karen L. Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert C. Elliott and Karen L. Elliott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2018.

My commission expires:

9-16-2018

Notary Public

