WARRANTY DEED

Bill Garrett Davidson County
Batch# 94324 DEEDWARR
05/18/2018 11:00:39 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20180518-0047778

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Bolton and Chappell Edgil	Same	
(NAME)	(NAME)	
1199 Barnes Rd		173 -097.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **DOROTHY KEITH ELLIOTT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR BOLTON AND CHAPPELL EDGIL,** 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:

Being in the 5th Civil District of said County, being Lot No. 11 on the unrecorded plan of the Willie W. Amos Tract, described according to a survey made by C.K. McLemore, Surveyor, July __, 1966, as follows:

Beginning on the Northerly line of the Albright property at the corner of Lots 10 and 11, said point being South 85-3/4° West 1183.2 feet from the Westerly line of the Wair property; thence with the line between said two lots, North 1/2° West 1028.2 feet to the Southerly margin of Barnes Road; thence with said Road, South 56° West 92.4 feet and south 46-3/4° West 95.6 feet to a corner of the Albright property; thence with the line of said Albright property, South 1/2° West 892 feet to the Northerly line of said Albright property; thence with said line, South 85-3/4° East 137.2 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Ben B. Elliott and wife, Dorothy Keith Elliott by Warranty Deed from James R. Haller and wife, Geneva Brown Haller, recorded on the 8th day of September, 1969 in Deed Book 4363, Page 173, in the Register's Office of Davidson County, Tennessee. Ben B. Elliott having since died on April 9, 2017, a resident of Davidson County, Tennessee, leaving Dorothy Keith Elliott as surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1199 Barnes Rd, Antioch, TN 37013
(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 4 day of May, 2018

Dorothy Keith Elliott by David B. Elliott

DOROTHY KEITH ELLIOTT, BY: DAVID B. ELLIOTT,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ____ day of May, 2018, before me personally appeared David B. Elliott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy Keith Elliott and acknowledged that he executed the same as the free act and deed of Dorothy Keith Elliott.

Witness my hand and official seal at Nashville, Tennessee this 4 day of May, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public