WARRANTY DEED

Bill Garrett
Batch# 95770
05/23/2018 11:55:01 AM
Fees: $13.00 Taxes: $1,135.90

Davidson County
DEEDWARR
2 pgs

20180523-0049384

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0334

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles J. Elkins and Amanda K. Elkins	Franklin American Mortgage Company	#08408000100
(NAME)	(NAME)	
2812 Windemere Drive	6100 Tower Circle, Ste. 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1735	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seven Thousand And No/100 Dollars ($307,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHRYN T. CHAILLE CLARKE AND HUSBAND, GEOFF CLARKE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES J. ELKINS AND AMANDA K. ELKINS, HUSBAND AND WIFE,
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 Lot No. 15, on the Plan of Section Two, Sunny Acres, of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kathryn T. Chaille, n/k/a Kathryn T. Chaille Clarke by deed from Stanley Scott Lindsey and Melanee Lindsey, of record in Instrument 20070814-0097106, dated August 10, 2007, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2736, Page 124, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 39, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2812 Windemere Drive, Nashville, TN 37214-1735
(House No.) (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 our hands this 22nd day of May, 2018.

Kathryn T. Chaille Clarke

Geoff Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn T. Chaille Clarke and Geoff Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this May 22, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.