WARRANTY DEED

Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: September 7, 2021

(AFFIX SEAL)

Margaret D. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TLC Homes, LLC	"New Owners"	147-08-0-226.00
(NAME)	(NAME)	
7813 Indian Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 96290 DEEDWARR
05/24/2018 10:46:14 AM 2 pgs
Fees: $13.00 Taxes: $477.30

20180524-0049828

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cornelia Harrison Elaster, married*, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TLC Homes, LLC, 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:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section 4, Beverly Heights of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot Number 51 fronts 91.73 feet on the Northerly margin of a Lane Wood Court and extends back 134.55 feet on the Easterly line and 153.06 feet on the Westerly line to a dead line in the rear measuring 20.0 feet thereon.

BEING the same property conveyed to Cornelia Harrison, by Special Warranty Deed from Homesales, Inc. of record in Instrument No. 20090902-0082742 Register's Office for Davidson County, Tennessee, dated August 6th, 2009 and recorded on September 2nd, 2009. The said Cornelia Harrison having since married now being known as Cornelia Harrison Elaster.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

*(Grantee's name incorrectly spelled Cornelia Harrison on previous Special Warranty Deed of record in Instrument No. 20090902-0082742, Register's Office for Davidson County, Tennessee. The said Cornelia Harrison, Cornelia Harrison and Cornelia Harrison Elaster all being one and the same person.

unimproved ☐

This is improved ☑ property, known as 117 Lane wood Court, Nashville, TN 37211

(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 10th day of May, 2018.

Cornelia Harrison Elaster

Cornelia Harrison Elaster

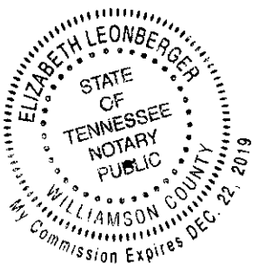
STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cornelia Harrison Elaster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-22-19



Notary Public