WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 103264 DEEDWARR
06/12/2018 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20180612-0056171

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-050671

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Elam's Housing Rentals, LLC	New Owner	
(NAME)	(NAME)	
1065 Barnes Rd.		162-01-0-105.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARILEE R. A. KINCAID, PREVIOUSLY KNOWN AS MARILEE R. ALESSANDRA, SURVIVING TRUSTEE OF THE ALBERT AND MARILEE ALESSANDRA TRUST DATED JUNE 20, 2008, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELAM'S HOUSING RENTALS, 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. 16 on the Plan of Tusculum Gardens, of record in Plat Book 4660, Page 35, 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 the same property conveyed to Marilee R. Alessandra, married by Warranty Deed from Bouasy Sirivong and wife, Kenkham Sirivong, of record in Instrument No. 20061101-0135815, Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 01, 2006.

Being the same property conveyed to Albert J. Alessandra and Marilee R. Alessandra, Trustees of The Albert and Marilee Alessandra Trust dated June 20, 2008 by Quitclaim Deed from Marilee R. Alessandra, of record in Instrument No. 20080725-0076272, Register's Office for Davidson County, Tennessee, dated

July 18, 2008 and recorded on July 25, 2008.

Being the same property conveyed to Marilee R. A. Kincaid by Quitclaim Deed from Marilee R. A. Kincaid, previously known as Marilee R. Alessandra, surviving Trustee of The Albert and Marilee Alessandra Trust dated June 20, 2008, of record in Instrument No. 20160128-0008498, Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 28, 2016.

Being the same property conveyed to Marilee R. A. Kincaid, previously known as Marilee R. Alessandra, surviving Trustee of The Albert and Marilee Alessandra Trust dated June 20, 2008, by Quitclaim Deed from Marilee R. A. Kincaid, of record in Instrument No. 20160204-0010967, Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on February 04, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 309 Garden View Court, Antioch, TN 37013
(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 my/our hand(s) this the 8th day of June, 2018

Marilee R. A. Kincaid, previously known as Marilee R. Alessandra, surviving Trustee of The Albert and Marilee Alessandra Trust dated June 20, 2008

BY: Marilee R. A. Kincaid, trustee
Marilee R. A. Kincaid, Trustee

STATE OF NEVADA
COUNTY OF WASHOE

On this the 8th day of June, 2018, before me personally appeared Marilee R.A. Kincaid, previously known as Marilee R. Alessandra, surviving Trustee of The Albert and Marilee Alessandra Trust dated June 20, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th day of June, 2018.

Colleen Black
Notary Public

My Commission Expires: 10-16-21
(SEAL)

COLEEN BLACK
Notary Public-State of Nevada
Appointment No. 17-3836-2
My Appointment Expires 10-16-2021

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY