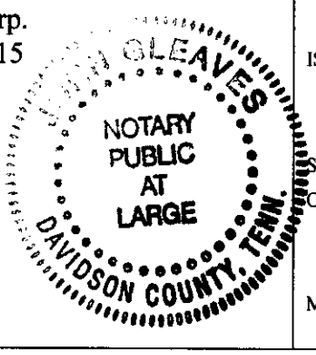
P18-9250-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9250-BW



Bill Garrett Davidson County
Batch# 106936 DEEDWARR
06/20/2018 03:18:08 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20180620-0059609

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **800,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Axe	New Owner	
4509 Harpeth Hills Drive	413 Glen West Dr.	130-11-0-076.00
Nashville, TN 37215	Nashville, TN 37215	
(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, **Maryde H. Elliston, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Axe and wife, Chelsea Axe**

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. 1 on the Revised Plan of Tyne Meade of record in Plat Book 7900, Page 675, 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 William J. Elliston, Jr. by Warranty Deed from Robert C. Hendon, Jr. and wife, Marilyn Hendon of record in Book 5891, Page 650, Register's Office for Davidson County, Tennessee, dated May 21, 1982 and recorded on May 28, 1982.

Being the same property conveyed to William J. Elliston, Jr. by Warranty Deed from Betty Jean Taylor of record in Book 7332, Page 806, Register's Office for Davidson County, Tennessee, dated August 21, 1987 and recorded on August 24, 1987.

Being the same property conveyed to John T. Cook, Trustee by Quitclaim Deed from William J. Elliston, Jr. and wife, Maryde H. Elliston of record in Book 9858, Page 869, Register's Office for Davidson County, Tennessee, dated November 02, 1995 and recorded on November 13, 1995 and within the same deed the said John T. Cook, Trustee conveyed his interest in the subject property to William J. Elliston, Jr. and wife, Maryde H. Elliston. William J. Elliston Jr., died March 15, 2014, leaving Maryde H. Elliston as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4509 Harpeth Hills Drive, Nashville, TN 37215.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

P18-9250-BW

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 the 15th day of June, 2018.

Maryde H. Elliston

Maryde H. Elliston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maryde H. Elliston** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY