WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$373,500.00~~.

Affiant

Subscribed and sworn to me on June 21, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115

RETURNED TO

Bill Garrett Davidson County
Batch# 108106 DEEDWARR
06/25/2018 12:48:52 PM 2 pgs
Fees: $13.00 Taxes: $1,381.95

20180625-0061037

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31734

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MaryDe Elliston 5225 Timber Gap Drive Nashville, TN 37221	New Owner	-155-16-0A-065.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John R. Stringer and Karen G. Stringer, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto MaryDe Elliston, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 78, as shown on the map entitled Traceside, Section 2, of record in Plat Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN R. STRINGER AND KAREN G. STRINGER, HUSBAND AND WIFE, by deed from MEI-YING ZHU ANDJIN LONG YANG, of record in Instrument No. 20120514-0041485, dated May 11, 2012, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Right of Way Deed of record in Book 3533, page 299, said Register's Office.
3. TVA Easement of record in Book 4243, page 685, said Register's Office.
4. Right of Way Easement as set out in the Judgment of record in Book 5607, page 882, said Register's Office.
5. Restrictive Covenants contained in instrument of record in Book 9236, page 504, as amended in Book 9435, page 493 , Book 9677, page 675 and in Book 11483, page 98 , said Register's Office.
6. By Laws of record in Book 9668, page 899, said Register's Office.
7. Water Line Easement of record in Book 9306, page 279, said Register's Office.
8. Sewer Line Easement of record in Book 11564, page 887, said Register's Office.

9. Public Utilities Easement of record in Book 9443, page 960, said Register's Office.
10. Common Property Agreement of record in Instrument No. 20001114-0112667, said Register's Office.

This property is also known as improved property located at 5225 Timber Gap Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 21st day of June, 2018.

John R. Stringer

Karen G. Stringer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 21, 2018, before me personally appeared John R. Stringer and Karen G. Stringer to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 21, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021