 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $429,900.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2018. Notary Public My commission expires: 07/06/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas B. Elam and Sheena M. Elam	neuowner	**091-13-0-033.00**
6351 Columbia Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Watauga Capital, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto Thomas Bradley Elam and wife, Sheena Elam

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Unit A, 6351 COLUMBIA AVENUE HOMES Condominiums, as established under Exhibit B in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170609-0058157, in the Register's Office, DAVIDSON County, Tennessee, to which deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Watauga Capital, LLC, by Warranty Deed from William J. Ralston and wife, Helen R. Ralston, recorded May 18, 2017 in Instrument No. 20170518-0049190, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RMX-18-6351

Bill Garrett Davidson County
Batch# 117125 **DEEDWARR**
07/17/2018 02:54:04 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180717-0069566

SP 11/2015

This is improved property known as 6351 Columbia Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of July, 2018.

Watauga Capital, LLC
By: James Mitchell Powers, President

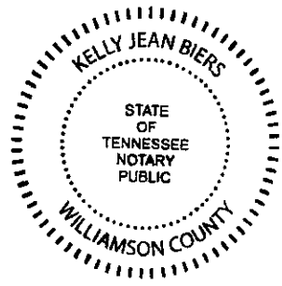
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Mitchell Powers, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Watauga Capital, LLC, the within named bargainor, a Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as President.

Witness my hand and official seal this 13th day of July, 2018.

Notary Public

My Commission Expires: May 9, 2021



SolomonParks File No. 18-001231-528

SP 11/2015