NEW OWNER:
LAUREL LYNN PARTON
317 MCCOIN DRIVE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1181

Map & Parcel
02504012000

Map & Parcel
02504011900

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 127435 **DEEDWARR**
08/10/2018 10:11:50 AM 2 pgs
Fees: $13.00 Taxes: $1,174.38

20180810-0079068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventeen Thousand Four Hundred and 00/100 Dollars ($317,400.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHARON G. ELROD, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LAUREL LYNN PARTON**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, within the corporate limits of the City of Goodlettsville, Tennessee and being known and designated as all of Lot Nos. 6 and 7 on the Plan of Franklin Heights, Phase I, Section II, as shown on the plat of the same of record in Plat Book 6900, Page 856, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to H. RONALD ELROD and SHARON G. ELROD, husband and wife by Warranty Deed from Alvin M. Burt, III and Judith S. Burt, husband and wife, dated December 17, 1999, and of record in Instrument No. 20000106-0002176, Register's Office for DAVIDSON County, Tennessee. H. Ronald Elrod and Sharon G. Elrod remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of H. Ronald Elrod; therefore, Sharon G. Elrod is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **315 & 317 MCCOIN DRIVE, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 856, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 8th day of August, 2018.

Sharon G. Elrod
SHARON G. ELROD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHARON G. ELROD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of August, 2018.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$317,400.00.**

Vicki Young
AFFIANT

Sworn to and subscribed to before me this 8th day of August, 2018.

NOTARY PUBLIC

My commission expires: _____

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01.29.2