This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805221

Karen Y Johnson Davidson County
Batch# 139094 **DEEDWARR**
09/11/2018 09:51:39 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180911-0089815

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Caitlin G. Vespie and Nancy L. Galloway	New owner same	**133-0-03-050.00**
168 Antioch Pike Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon E. Goad and Sheila R. McElhaney,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Caitlin G. Vespie and Jonathan Vespie, wife and husband, and Nancy L. Galloway, a married woman.,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Robertson, Tennessee, described as follows, to-wit:

BEGINNING at the point in the northerly margin of Antioch or Mill Creek Road, at the Southwest corner of the property conveyed by Octavia Rogers to E.J. Rogers and wife by deed of record in Book 2105, page 63 R.O.D.C. Tennessee, being the Southwest corner of this tract; thence with the West line of said property North 3 deg. East 220 feet to a point; being the Northwest corner of said above property and in the South line of the property conveyed by Octavia Rogers to Mid South Developers, Inc., by deed of record in Book 2156, page 29, said Register's Office; thence with the South line of same, South 87 deg. 30 min. West 69 feet to a point, being the Southwest corner of said above property; thence South 3 deg. West 220 feet, more or less, to a point in the Northerly margin of the Antioch or Mill Creek Road; thence with northerly margin of said Road, South 89 deg. 30 min. East 42 feet and North 87 deg. 30 min. East 27 feet to the point of beginning.

Being the same property conveyed to Elijah A. Stamps and or Sharon E. Goad and Sheila R. McElhaney, Trustees of the Elijah A. Stamps Living Trust by Warranty Deed from Elijah A. Stamps, dated 1/18/2013 and recorded 1/24/2013, of record in Instrument No. 20130124-0008038, Register's Office for Davidson County, Tennessee.

Elijah Arthur Stamps died on 10/21/2017 leaving daughters, Sharon E. Goad and Sheila R. McElhaney, as sole owners of said property.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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

AND **Sharon E. Goad and Sheila R. McElhaney,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Sharon E. Goad and Sheila R. McElhaney,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 168 Antioch Pike., Nashville, TN 37211 .

Executed on this 7th day of September, 2018.

Sheila R. McElhaney

Sharon E. Goad

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Sharon E. Goad and Sheila R. McElhaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of September, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 7th day of September 2018.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON