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STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 145252 DEEDWARR
09/26/2018 09:10:51 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180926-0095260

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 5/3/21
File No. G18-3208

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Scott Elkins-Littleton and Anna Maria Littleton (NAME)	**SAME** (NAME)	155-8-E-84 CO
1308 Hatteras Way (STREET ADDRESS)	**1308 Hatteras Way** (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	**Nashville, TN 37221** (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Althea A. Robinson Shelton and husband, Roscoe Shelton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Scott Elkins-Littleton and Anna Maria Littleton, husband and wife,** 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,. 61 on the Plan of Final Plat, Resubdivision, Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Althea A. Robinson, single woman by Deed dated December 18, 2012 from Edward A. Hook, Jr. and Mary E. Hook, wife, recorded December 28, 2012, in Instrument Number 20121228-0119799, Register's Office of Davidson County, Tennessee.

Althea A. Robinson is now married. Roscoe Shelton, Jr. joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Restrictions as recorded in Book 11592, page 670 and Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded by Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee.

4. PUD Boundary Plat in Book 9700, page 955, said Register's Office.

5. Common Area conveyed to HOA by Instrument No. 20020506-0054929, said Register's Office.

6. Stormwater Detention Agreement in Book 11509, page 615, said Register's Office.

7. Easement Agreement as recorded in Instrument No. 20021105-0136032, Register's Office for Davidson County, Tennessee.

8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1308 Hatteras Way, Nashville, TN 37221.

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. Whenever 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 24th day of September, 2018.

Roscoe Shelton Jr

Althea A. Robinson Shelton

Althea A. Robinson Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2018, before me personally appeared Roscoe Shelton Jr and Althea A. Robinson Shelton, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 24th day of September, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066