WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172361 DEEDWARR
12/10/2018 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20181210-0120120

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of December, 2018

Notary Public

My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David P. Elam	SAME	131030D01500CO
7810 Loch Lomond Court		
Jacksonville, TN 32244		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Catherine Randolph, Jeanne Marie Elam**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David P. Elam and Jeanne Marie Elam, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit "B" on Lot No. 8, as shown on Exhibit "C" to the Master Deed for Lone Oak Park, Condominium of record in Book 6108, Page 332, Register's Office for said County, including an undivided interest in the Common Elements set forth in such Master Deed, having originally been a part of Lot No. 8 as shown on the Plan of Lone Oak Park of record in Book 5800, Page 211, said Register's Office.

Being the same property conveyed to Mary McKenzie Randolph from Allen C. Brown, Trustee by Warranty Deed on May 25, 1984, of record in Book 6299, Page 873, Register's Office for Davidson County, Tennessee. The said Mary McKenzie Randolph having since died on June 26, 2017, leaving said property to Catherine Randolph and Jeanne Marie Elam, her Heirs-at-law, as evidence of Case Number 18P-358, Seventh Circuit Court (Probate Division) Davidson County, Tennessee, and by an Affidavit of Heirship of record in Instrument Number 20181210012011 9**, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6108, Page 332, Register's Office for Davidson County, Tennessee.
- Plan of Lone Oak Park of record in Book 5800, Page 211, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4240 Lone Oak Road, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 6, 2018.

Jeanne Marie Elam

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Duval

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeanne Marie Elam** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 6, 2018

My commission expires _____

SAMANTHA JOHNSON
Commission # FF 913326
Expires August 26, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

WITNESS our hands this December 6, 2018.

Catherine A. Randolph
Catherine Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Catherine Randolph,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 6TH, 2018

My commission expires 9/6/22

Notary Public

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY