THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 184-18-826

Karen Y Johnson Davidson County
Batch# 178804 DEEDWARR
12/28/2018 10:30:02 AM 4 pgs
Fees: $23.00 Taxes: $1,457.80
20181228-0125802

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Matthew Mitchell Elliot, et al 826 Preston Road Antioch, TN 37013	NEW OWNER	174 00 0 122.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $394,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Subscribed and sworn to before me, this the 24th day of December 2018.

Notary Public
My Comm. Expires: 1/6/20

GENERAL 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 and sufficiency of which are hereby acknowledged,

JAMES G. GROOMS and wife, PATSY R. GROOMS

hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto

MATTHEW MITCHELL ELLIOTT, a married man and MARK MARSHALL ELLIOTT, a married man

hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(See Exhibit A attached hereto for more complete and accurate legal description)

Being the same property conveyed by Warranty Deed from MARTIN RAY and wife, KATHERINE B. RAY to JAMES G. GROOMS and wife, SHIRLEY P. GROOMS, dated December 4, 1984, of record in Book 6442, Page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from SHIRLEY P. GROOMS to JAMES GRANT GROOMS, pursuant to the terms and instructions in the divorce decree in the Circuit Court for Davidson County, Tennessee, (Docket No. 88D-3382), dated September 6, 1988, of record in Book 7704, Page 80, said Register's Office.

Being the same property conveyed by Quitclaim Deed from JAMES GRANT GROOMS to JAMES G. GROOMS and wife, PATSY R. GROOMS, dated September 10, 1993, of record in Book 9083, Page 368, said Register's Office.

Being the same property conveyed by Quitclaim from MARTIN RAY and wife, KATHERINE B. RAY to JAMES G. GROOMS and wife, PATSY R. GROOMS dated December 11, 2018, of record in Instrument No. 201812120120826, Register's Office for Davidson County, Tennessee, for the purpose of correcting the legal description to include a call that was inadvertently omitted in prior deeds of record, Book 6442, Page 16; Book 7704, Page 80 and Book 9083, Page 368, said Register's Office.

Said property is transferred subject to all applicable governmental and zoning regulations; and general or special taxes and assessments required to be paid in the year 2019 and subsequent years.

BEING improved property known as 826 Preston Road, Antioch, Tennessee 37013.

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 GRANTORS covenant with the said GRANTEES that GRANTORS 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

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.

[Signatures on Following Page]

WITNESS our hand this 24th day of December 2018.

James G. Grooms
JAMES G. GROOMS

Patsy R. Grooms
PATSY R. GROOMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES G. GROOMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 24th day of December 2018.

Dave A. Childress
NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, PATSY R. GROOMS, the within named bargainor, 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 purpose therein contained.

Witness my hand and seal, at office, this the 24th day of December 2018.

Dave A. Childress
NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019

Exhibit A
(to General Warranty Deed)

Legal Description
826 Preston Road, Nashville, TN 37013

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor #823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, Page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, Page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road, said point of beginning being 25 feet east of the center line of said road and also being 639.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence with the margin of Preston Road S. 09 degrees 58 minutes 10 seconds W. 137.39 feet to an iron pin; thence continuing with the margin of said Road S. 04 degrees 49 minutes 05 seconds W. 47.61 feet to an iron pin; thence leaving the margin of said Road and severing the Culbertson property, S. 82 degrees 39 minutes 18 seconds E. 1,275.97 feet to an iron pin; thence N. 04 degrees 57 minutes 03 seconds E. 150.00 feet to an iron pin; thence N. 79 degrees 17 minutes 55 seconds W. 643.00 feet to an iron pin in a fence line; thence with fence N. 76 degrees 52 minutes 52 seconds W. 229.16 feet to an iron pin; thence with fence N. 80 degrees 49 minutes 31 seconds W. 49.30 feet to an iron pin; thence continuing with fence N. 85 degrees 21 minutes 41 seconds W. 123.95 feet to an iron pin; thence continuing with fence N. 88 degrees 10 minutes 02 seconds W. 223.57 feet to the point of beginning, containing 5.39 acres more or less.