Karen Johnson Davidson County
Batch# 197757 DEEDWARR
02/21/2019 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20190221-0015962

WARRANTY DEED

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Miranda Kammeyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miranda Kammeyer	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
703 29th Ave. N.	4410 N. Ravenswood Ave.	09206033700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chicago, IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **William J. Elam, III and Jennifer B. Elam, Trustees for The Elam Family Living Trust** . HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miranda Kammeyer**, HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot No. 57 on the Plan of L. C. Thuss's Subdivision of a Part of the Barrow Lands of record in Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57 fronts 40 feet on the westerly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Being the same property conveyed to Charlie M. Jenkins, Jr., a single man by Installment Deed from Haywood Realty Company, a Tennessee Corporation of record in Book 4901, Page 604, Register's Office for Davidson County, Tennessee, dated April 04, 1975 and recorded on April 04, 1975. The said Charles M. Jenkins, Jr. having since died on September 12, 2003 and by Affidavit of Heirship recorded on April 01, 2004 in Instrument No. 20040401-0036644, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $14,500.00.)

Being the same property conveyed to Jake Cauley and wife, Patti Cauley by Warranty Deed from Sandra R. Thomas, Administrator of the Estate of Charles M. Jenkins, Jr. of record in Instrument No. 20040401-0036645, Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 01, 2004. (Value of consideration shown in aforementioned deed $39,000.00.)

Being the same property conveyed to Jake Cauley and wife, Patti Cauley by Quitclaim Deed from Ellen E. Gordon of record in Instrument No. 20040414-0042117, Register's Office for Davidson County, Tennessee, dated April 12, 2004 and recorded on April 14, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William J. Elam, III, Trustee of the Elam Family Living Trust dated March 06, 2014 by Warranty Deed from Jake Cauley and wife, Patti Cauley of record in Instrument No. 20171113-0116043, Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 13, 2017. (Value of consideration shown in aforementioned deed $145,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 703 29th Ave N Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 20 day of February, 2019.

William J. Elam, III, Co-Trustee for The Elam Family Living Trust

William J Elam Trustee — 2/20/19

By William J. Elam, III, Trustee **Date**

STATE OF Colorado
COUNTY OF Pitkin

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William J. Elam, III, Co-Trustee for The Elam Family Living Trust**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of February, 2019.

K J Baldwin.
Notary Public

My Commission Expires: 7/17/21

KIM J BALDWIN
Notary Public – State of Colorado
Notary ID 20094022627
My Commission Expires Jul 17, 2021

Jennifer B. Elam, Co-Trustee for The Elam Family Living Trust

Jennifer B. Elam, Trustee 2.20.19

Jennifer B. Elam, Trustee **Date**

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jennifer B. Elam, Co-Trustee for The Elam Family Living Trust**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of February 2019

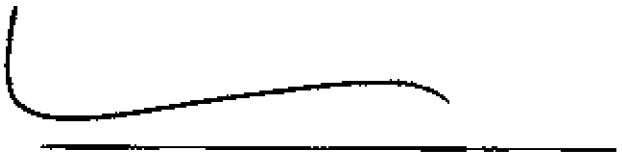
Notary Public

My Commission Expires: _____

DEBRA A. BROOKS
Notary Public, State of Ohio
My Commission Expires
December 19th, 2020

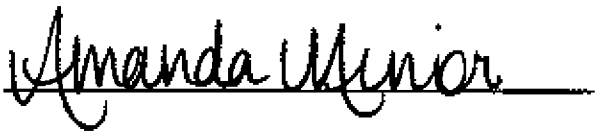
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

