WARRANTY DEED

Karen Johnson Davidson County
Batch# 199572 **DEEDWARR**
02/27/2019 09:54:10 AM 2 pgs
Fees: $13.00 Taxes: $801.05

20190227-0017696

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-010033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael D. Elder	NEW OWNER	
(NAME)	(NAME)	
517 Stacy Square Terrace		128-06-0A-517.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixteen Thousand Five Hundred And No/100 Dollars ($216,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARINA DENBY, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. ELDER, AN UNMARRIED MAN, 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 Unit 517 on Lot No. 8 on the Plan of Stacy Square Townhomes, II, Condominium, of record in Plat Book 6250, Page 159, and as shown on Exhibit to Master Deed of record in Book 6497, Page 720, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marina Denby, unmarried by Warranty deed from John M. Sloop of record in Instrument No. 20060707-0081809 Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on July 07, 2006.

Spouse of grantor has never occupied the said property as his primary residence.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Book 6250, Page 159 and Book 6497 Page 720, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-AH-19-517

unimproved ☐
This is improved ☒ property, known as 517 Stacy Square Terrace, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Marina Denby, A MARRIED WOMAN this 22 day of February, 2019.

Marina Denby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of February, 2019, before me personally appeared Marina Denby, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and~~ official seal, this the 22nd day of February, 2019.

Notary Public

My Commission Expires: 10·12·19

(SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires