WARRANTY DEED

Karen Johnson Davidson County
Batch# 213064 DEEDWARR
04/02/2019 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20190402-0029929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Rachel Gulley and Anthony Gulley	NEW OWNER	
(NAME)	(NAME)	
5605 A Tennessee Avenue		091-06-0-285.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ROBERT M. ELLIOTT AND MELISSA SUE ELLIOTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL GULLEY AND ANTHONY GULLEY, WIFE AND HUSBAND,** 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 1508, BLOCK 202 on the PLAN OF EXTENSION NO. 1, WEST NASHVILLE TO MORROW ROAD, as shown on plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of Warranty Deed from Betty Jarratt, unmarried to Roger E. Sewell and wife, Shari D. Sewell, as recorded on the 22nd day of December, 1997 in Deed Book 10730, Page 171, in the Register's Office of Davidson County, Tennessee.

Being part of Warranty Deed from Roger E. Sewell and wife, Shari D. Sewell to Robert M. Elliott and Melissa Sue Elliott, husband and wife, as recorded on the 2nd day of April, 2018 in Instrument No. 20180402-0030115, said Register's Office.

Being part of the same property conveyed by Quitclaim Deed from Robert M. Elliott and Melissa Sue Elliott, husband and wife to Robert M. Elliott and Melissa Sue Elliott, husband and wife, as recorded on the 2nd day of April, 2018 in Instrument No. 20180402-0030116 and by Scrivener's Affidavit of record in Instrument No. 20190212-0012897, said Register's Office.

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.

unimproved _
This is improved x property, known as 5605 A Tennessee Avenue, 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 15th day of February, 2019.

ROBERT M. ELLIOTT

MELISSA S. ELLIOTT BY: ROBERT ELLIOTT ATTORNEY IN FACT

MELISSA SUE ELLIOTT, BY: ROBERT ELLIOTT, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Elliott, the 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 purposes therein contained.

Witness my hand and official seal this 15th day of February, 2019.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY ARGE November 5, 2019

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of February, 2019, before me personally appeared Robert Elliott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melissa Sue Elliott and acknowledged that he executed the same as the free act and deed of Melissa Sue Elliott.

Witness my hand and official seal this 15th day of February, 2019.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY ARGE November 5, 2019

Notary Public

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022