This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129

File Number: 2-19-4713

Karen Johnson Davidson County
Batch# 263075 DEEDWARR
07/29/2019 08:50:29 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190729-0074109

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 26th day of July, 2019

Notary Public
My Commission Expires: 12/1/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wanda Stafford Monk 2100 N Ashford Ct Nashville, TN 37214	NEW OWNER	108-12-0B-061.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Terry L. Elliott and Carol S. Elliott, Trustees of Terry L. Elliott and Carol S. Elliott, Trustees of The Terry L. Elliott & Carol S. Elliott Living Trust, established by the Revocable Trust Agreement of Terry L. Elliott and Carol S. Elliott, dated December 1, 2011** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wanda Stafford Monk**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 121, on the Plan of Harborview, Phase 1-A, Section 2, of record in Plat Book 6900, Page 756-758, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Terry L. Elliottt and Carol S. Elliott to Terry L. Elliott and Carol S. Elliott, Trustees of The Terry L. Elliott & Carol S. Elliott Living Trust, establised by the Revocable Trust Agreement of Terry L. Elliott and Carol S. Elliott, dated December 1, 2011, as recorded on the 9th day of Dceember, 2011 in Instrument No. 20111209-0096388 and Warranty Deed from Helen M. Brooks, an unmarried person to Terry L. Elliott and wife, Carol S. Elliott, as recorded on the 2nd day of May, 2002 in Instrument No. 20020502-0053989, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2100 North Ashford Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2019.

GRANTOR:

Terry L. Elliott and Carol S. Elliott, Trustees of The Terry L. Elliott & Carol S. Elliott Living Trust, established by the Revocable Trust Agreement of Terry L. Elliott and Carol S. Elliott, dated December 1, 2011

By: Terry L. Elliott
Terry L. Elliott, Co-Trustee

By: Carol S. Elliott
Carol S. Elliott, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry L. Elliott and Carol S. Elliott, Trustees of Terry L. Elliott and Carol S. Elliott, Trustees of The Terry L. Elliott & Carol S. Elliott Living Trust, established by the Revocable Trust Agreement of Terry L. Elliott and Carol S. Elliott, dated December 1, 2011, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21