Karen Johnson Davidson County
Batch# 309352 DEEDWARR
10/31/2019 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191031-0112244

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**

Kaylan Gillett
Affiant

Subscribed and sworn to before me, this the 31st day of October 2019.

Notary Public

My commission expires: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LISA K. PERRY AND ROBERT M. HASHIMOTO	New Owner	073-05-0-177.00
2716 Sandy Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TERESA J. ELLIOTT, AND HUSBAND, MICHAEL ELLIOTT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LISA K. PERRY AND ROBERT M. HASHIMOTO, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled the Plan of Riverwood Terrace, of record in Plat Book 1835, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TERESA J. HODGSON, by deed from BRADLEY RUMBLEY, AND WIFE, WINDY RUMBLEY, of record in Instrument No. 20130627-0066340, dated June 27, 2013, said Register's Office. TERESA J. HODGSON HAVING MARRIED IS NOW KNOWN AS TERESA J. ELLIOTT.

MICHAEL ELLIOTT, SPOUSE OF TERESA J. ELLIOTT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF RELINQUISHING ANY AND ALL RIGHTS TO THE PROPERTY BEING HEREIN CONVEYED, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2716 Sandy Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 31st day of October, 2019.

TERESA J. ELLIOTT

MICHAEL ELLIOTT

State of Tennessee)

County of Davidson)

On this 31st day of October, 2019, before me personally appeared, **TERESA J. ELLIOTT AND MICHAEL ELLIOTT,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY