Karen Johnson Davidson County Batch# 326470 DEEDWARR 12/06/2019 04:05:30 PM 2 pgs Fees: $13.00 Taxes: $2,275.50 20191206-0126391	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $615,000.00. Affiant Subscribed and sworn to before me, this the 6th day of December, 2019. Notary Public My commission expires: 7-9-22

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 09, 2022

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Dino Elefante and Coni Elefante	**NEW OWNER**	**159 00 0 018.00**
902 Dorset Drive	**902 Dorset Drive**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melyssa L. Gaw, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dino Elefante and Coni Elefante, husband and wife

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 in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 in the partition of the lands of Allen Cotten, Jr. deceased, made December 31, 1859, of record in Book 208, Page 18, Register's Office of said County, and part of an original 76.7 acre tract, described according to a survey made by James A. Hamilton, Jr., Surveyor, May 29, 1948 and revised June 14, 1948, as follows: BEGINNING at a point in the center of the Granny White Pike, 449.65 feet northerly from the intersection of the center line of said Granny White Pike and the center line of Old Hickory Boulevard, said point being the northeast corner of a tract of land owned by A. J. Arling; thence with Arling's northern boundary line, North 73 degrees 30 minutes West, 500 feet to the common corner of the lands owned by Vernon D. Massie, Robert L. McCall and the said A. J. Arling; thence with the eastern boundary line of said Massie Tract; North 0 degrees 40 minutes West, 200 feet to an iron pin; thence South 74 degrees 02 minutes East, 517.4 feet to a pin in the center of said Granny White Pike; thence with the center of said Granny White Pike, South 4 degrees 28 minutes West, 200 feet to the beginning.

Less and Except that portion conveyed to the Metropolitan Government of Nashville and Davidson County, in Instrument No. 20020326-0036823, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Michael Gaw and wife, Melyssa L. Gaw by Warranty Deed from Ella Lorene Cope, dated July 15, 1999 and recorded July 28, 1999 in Book 11591, Page 342, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Melyssa L. Gaw by Quitclaim Deed from Michael Gaw, a married person, dated June 26, 2002 and recorded July 2, 2002 in Instrument No. 20020702-0079205, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (__x__) property known as 5655 Granny White Pike, Brentwood, TN 37027.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 6th day of December, 2019:

Melyssa L. Gaw

Michael Gaw *

**Michael Gaw joins in executing this Warranty Deed to convey any and all martial rights he may have in subject property.*

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Melyssa L. Gaw and Michael Gaw, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 6th day of December, 2019.

My Commission Expires: 9/7/2020

Notary Public

ALYSSA RAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

20191770R

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/7/2020

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