This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 348315 DEEDWARR
01/24/2020 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,193.18
20200124-0008875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $592,750.00.

Affiant

Subscribed and sworn before me this the 23 day of January, 2020.

Notary Public
My commission expires: 3/6/2023

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| James M. Elliott<br>2619 Barclay Dr.<br>Nashville, TN 37206 | New Owner | 083-12-0O 002.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY JOSEPH IANNONE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES M. ELLIOTT AND BROOKE N. ELLIOTT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2619, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Townhomes at Barclay Drive, a Horizontal Property with Private Elements, of record in Instrument No. 20171012-0104728, as amended in Instrument No. 20171205-0124101, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Anthony Joseph Iannone, a married man, by deed from Daniel Eli Bates and Brian K. Harris, as tenants in common, dated 02/27/2017, of record in Instrument No. 20170228-0019853, said Register's Office.

This property is not a marital residence of the Grantor and as such is not subject to any homestead or other marital interest.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2619 Barclay Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

**RETURN TO**
**Stewart Title Company**
**121 First Avenue South, Suite 200**
**Franklin, TN 37064**
**File #** 619210

Witness my hand this the 24th day of January, 2020.

Anthony Joseph Iannone

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Joseph Iannone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2020.

My commission expires: 12/12/2022

Notary Public

Official Seal
Samantha Chi
Notary Public State of Illinois
My Commission Expires 12/12/2022

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

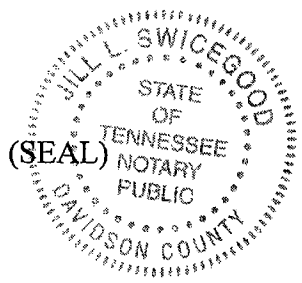
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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