Karen Johnson Davidson County
Batch# 378353 DEEDWARR
03/27/2020 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200327-0033256

RECORDING INFORMATION

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $260,000.00.

Affiant

Sworn to and subscribed before me this 24th day of March, 2020.

Notary Public

My Commission Expires: 2-28-2023

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kelly Webb 118 Higginson Place North Gallatin, TN 37066	New Owner(s)	084-01-0-147.00

This Indenture is made on the 24th day of March, 2020, by and between **ROBERTA M. ELROD, AN UNMARRIED WOMAN** ("Grantor"), and **KELLY WEBB, A MARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby R. Elrod and wife, Roberta M. Elrod by Warranty deed from John Boegel, married of record in Book 8458, page 332, Register's Office for Davidson County, Tennessee, dated September 27, 1991 and recorded on October 04, 1991. The said Bobby R. Elrod died May 7, 1993, leaving the said Roberta M. Elrod as the surviving tenant by the entirety.

This instrument is being executed on behalf of Robert M. Elrod by Craig Underhill, her lawful Attorney in Fact, pursuant to that certain Durable Power of Attorney, of record as Instrument No. 202003270033255, Register's Office for Davidson County, Tennessee.

This is improved property known as 1016 Shadow Lane, Nashville, TN 37206.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3676, Page 361, as amended in Book 3707, Page 356 and Book 3805, Page 360 and Book 3862, Page 92 and Book 3840, Page 393 in the Register's Office for Davidson County, Tennessee.

4. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 9738, Page 953, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 24th day of March, 2020.

GRANTOR:

Roberta M Elrod by Craig Underhill, AIF

Roberta M. Elrod by Craig Underhill, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County,CRAIG UNDERILLL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained and who further acknowledged himself to the Attorney in Fact of ROBERTA M. ELROD, and being authorized so to do, executed the instrument the same as the free act and deed of the said ROBERTA M. ELROD.

Witness my hand, at office, this 24th day of March, 2020.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

202003270033256

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY