Karen Johnson Davidson County
Batch# 645213 DEEDWARR
05/27/2021 10:14:25 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20210527-0071855

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3092

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of May, 2021

Tracey Perry
Notary Public

Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gavin French and Margaret French 5342 Anchorage Drive Nashville, TN 37220	NEW OWNER	160-03-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Randal J. Elliott and wife, Marilyn M. Elliott

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gavin French and Margaret Patton French, husband and wife

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

BEING Lot No. 234 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 234 fronts 116.3 feet on the west side of Anchorage Drive and runs back 150 feet on the north line and 208.3 feet on the south line which is a broken line to a dead line in the rear on which it measures 117.6 feet.

Being the same property conveyed to Randal J. Elliott and wife, Marilyn M. Elliott by Warranty deed from Billy Dwight Smith and wife, Ann K. Smith of record in Book 5358, page 658, Register's Office for Davidson County, Tennessee, dated October 30, 1978 and

recorded on November 01, 1978.

Being also known as 5342 Anchorage Drive Nashville, Tennessee 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5342 Anchorage Drive, Nashville, TN 37220

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 so 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. 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.

Dated this the 21st day of May, 2021.

Randal J. Elliot

Marilyn M. Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Randal J. Elliot and Marilyn M. Elliott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of May, 2021.

Notary Public
My Commission Expires: 1-30-2024

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024