WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/08 15:26 2 pgs
Fees:13.00 Taxes:2775.00
20080723-0075599

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

08-04-030-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of July, 2008

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ELLISTON VILLAGE, INC.	NEW OWNER	92-15
(NAME) 618 Church Street, Ste. 200	(NAME)	127.00
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOHN S. CAROTHERS and WILLIAM H. CAROTHERS, JR. and MARY ELIZABETH CAROTHERS WEAVER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELLISTON VILLAGE, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 1, on the Plan of Resubdivision on a Portion of Block Number 2 of the Murphy Land Company, Division "B" at Baptist Hospital, of record in Book 7900, Page 513, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof; AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AS-BUILT SURVEY BY PHILLIP E. HOLMES, JR., TENNESSEE REGISTERED LAND SURVEYOR NO. 1728, DATED JULY 22, 2008, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 21ST AVENUE NORTH WHERE IT INTERSECTS WITH NORTHERLY MARGIN OF CHURCH STREET, SOUTH 59°59'34" WEST 176.16 FEET TO A PK NAIL IN THE SOUTH EAST CORNER OF THE PROPERTY CONVEYED TO ELLISTON VILLAGE, INC. (FORMERLY CARTER-SPAULDING-NESBITT UROLOGICAL ASSOCIATION), OF RECORD IN INSTRUMENT NO. 20070626-0076254, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("R.O.D.C.,TN"); THENCE, WITH THE EASTERLY LINE OF AFOREMENTIONED, NORTH 30°02'59" WEST, 65.13 FEET TO AN IRON PIN THE SOUTHWEST CORNER OF THE SETON CORPORATION OF RECORD IN INSTRUMENT NO. 20011231-0144951 R.O.D.C.,TN; THENCE, WITH THE SOUTHERLY LINE OF AFOREMENTIONED, SOUTH 60°03'45" EAST, 175.97 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF 21ST AVENUE NORTH; THENCE, WITH THE WESTERLY MARGIN OF AFOREMENTIONED, SOUTH 30°12'58" EAST, 64.92 FEET TO THE POINT OF BEGINNING.

BEING part of the same property conveyed to WILLIAM HEADERICK CAROTHERS AND MARY ELIZABETH OMAN CAROTHERS, by Deed from ANNE DALLAS DUDLEY, A WIDOW, of record in Book 1371, Page 67, Register's Office for Davidson County, Tennessee. Subsequently, Mary Elizabeth Oman Carothers died on February 21, 1964 and William Headerick Carothers became vested with title as surviving tenant by the entirety. Then William Headerick Carothers having died testate, June 17, 1967 and title having vested in First American National Bank, Trustee of the testamentary trusts created in the Last Will and Testament of William Hedrick Carothers of record in Will Book 88, Page 329, Probate Clerk's office for Davidson County, Tennessee. The said Trusts have since been dissolved and title having vested in William H. Carothers, Jr., John Stuart Carothers and Elizabeth Carothers Weaver, by Quitclaim Deed of record in Instrument No. 20080509-0047953, said Register's Office; Also, being all the same property conveyed to William Hedrick Carothers, Jr., John Stuart Carothers and Mary Elizabeth Carothers Weaver, by the Metropolitan Government of Nashville and Davidson County, Tennessee by Metropolitan Council Bill No. 91-1601, Metropolitan Clerks Office for Davidson County, Tennessee.

William Headerick Carothers and William Hederick Carothers is one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year are the responsibility and will be paid by the tenants.***

BEING unimproved ☐
Improved ☒ property known as: 201 21st Avenue North, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do 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 successors 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 WHEREOF, our hands, this 23rd day of July, 2008.

JOHN S. CAROTHERS

WILLIAM H. CAROTHERS, JR.

MARY ELIZABETH CAROTHERS WEAVER

STATE OF Tennessee) COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN S. CAROTHERS**, the bargainor(s), 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 23rd day of July, 2008.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee) COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM H. CAROTHERS, JR.**, the bargainor(s), 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 23rd day of July, 2008.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee) COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY ELIZABETH CAROTHERS WEAVER**, the bargainor(s), 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 23rd day of July, 2008.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, 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.

DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **DEE FILES KENNEDY** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON