WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13 # 14924

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lizabeth Theiss	Lizabeth Theiss	P/O 104-9-246
(NAME)	(NAME)	
3525 West End Avenue Unit 3D	3525 West End Avenue Unit 3D	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Elmington Nashville LLC, a Ohio Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lizabeth Theiss, unmarried, 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 Unit D3 of the Historic Elmington, together with an undivided interest in the common elements thereof as set forth in Master Deed of record as Instrument no. 200811030109021 in the Register's Office of Davidson County, Tennessee together with exclusive rights to Parking Space Two (2) provided, however, that these rights may be transferred only to other units in The Historic Elmington Condominium complex.

Being part of the same property conveyed to Elmington Nashville LLC, a Ohio Limited Liability, by deedof record in Instrument No. 20080303-0020950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3525 West End Avenue Unit 3D, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20090029724 DEEDWARR
Recvd: 05/05/09 13:19 3 pgs
Fees:18.00 Taxes:599.40
20090505-0041086

Witness my hand this 4th day of May, 2009.

Elmington Nashville LLC, a Ohio Limited Liability Company

By: E. Rhett Smith

E. Rhett Smith, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared E. Rhett Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Elmington Nashville, LLC, a Ohio Limited Liability Company and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as member.

Witness my hand and official seal at Nashville, Tennessee this 4th day of May, 2009.

Commission expires: 3/20/2010

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

La Trece McAdoo

Notary Public

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. 2008-2009 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Subject to Conservation Zoning of record as Bill No. B12005-615, Metro Clerk's Office for Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

4. Subject to Urban Zoning Overlay of record as metro Ordinance NO. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's office for Davidson County, Tennessee.

5. Subject to the Master deed of record as Instrument No 200811030109021 in the Register's Office of Davidson County, Tennessee.