WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/15 10:41 2 pgs
Fees:13.00 Taxes:740.00
20150519-0045969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2015

Notary Public

MY COMMISSION EXPIRES: 1/3/15
(AFFIX SEAL)

ETTA CARTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MST 2014-0838

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elevate Land Investments, LLC	Same as New Owner	082-04-0-415, 416, 417 & 418
(NAME) 521 5th Ave. S	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **D. J. Robertson and wife, and Janice Robertson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elevate Land Investments, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being known as Lots 1, 2, 3 and 4 of the Resubdivision of James Burns Subdivision, of record in Book 421, Page 40 and Instrument No. 20150512-043448, Register's Office for Davidson County, Tennessee. Said plat is referenced to and incorporated herein by reference for a more complete description.

Being the part of the same property conveyed to D. J. Robertson and wife, Janice Robertson by Warranty Deed from James U. Locke, Jr. and wife, Sally A. Locke, of record in Book 6388, Page 513, Register's Office for Davidson County, Tennessee, dated August 1, 1984 and recorded on September 25, 1984.

Subject to: 2015 Property taxes have been prorated based on 2014 un-subdivided parcel and the Grantee has assumed payment thereof when same become due and payable for the above parcel numbers only. Subject to all matters shown on the Plan of record in Plat Book 421, Page 40, and Instrument No. 20150512-0043448, Register's Office for Davidson County, Tennessee. Right of Way and Easement to the State of Tennessee of record in Book 4135, Page 122, in the Register's Office for Davidson County, Tennessee. Easement(s) retained by the Metro Government in to that portion of the property within the bounds of the alley described in the legal description. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150408-0030761, said Register's Office.

This property, known as Map 82-4, Parcels 415 (Lot 1), 416 (Lot 2), 417 (Lot 3) & 418 (Lot 4) Granada Avenue, Nashville, TN 37206

(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.

Witness my/our hand(s) this 13TH DAY OF MAY, 2015.

D. J. Robertson

Janice Robertson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. J. Robertson and wife, and Janice Robertson, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of May, 2015.

Notary Public

My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON