WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/15 14:42 2 pgs
Fees:13.00 Taxes:777.00
20150610-0054947

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Affiant

Subscribed and sworn to before me this 5 day of June, 2015

Notary Public
My Commission expires: 7-5-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elevate Land Investments, LLC	Same As New Owner	094-02-0-200.00
521 5th Avenue South		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Crystal D. Ballard, now known as Crystal D. Love**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elevate Land Investments, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows:

Being the westerly 50 feet of Lots Nos. 83, 84, 85 in the United Electric Railway Addition to East Nashville, of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said westerly 50 feet of Lots Nos. 83, 84, 85 front 50 feet on the south side of Electric Avenue and extends back between parallel lines 150 and to an alley. The west line of said property is the east margin of South 19th Street.

Being the same property conveyed to Crystal D. Ballard from Marcus A. Ballard, Jr. by Deed on November 1, 2001, of record in Instrument Number 20020225-0023724, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Crystal D. Ballard and Crystal D. Love are one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 8, Register's ~~Office~~ for Davidson County, Tennessee.

This is improved property known as: **1900 Electric Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 5, 2015.

Crystal Love

Crystal D. Love

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Crystal D. Love** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 5, 2015

My commission expires 8/5/16

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

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