WARRANTY DEED

BR15-1312

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/2/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TBC Development, LLC	TBC Development, LLC	
1516 Winterberry Dr. ~~1312 Pennock Ave~~	(NAME) 1516 Winterberry Dr. ~~1312 Pennock Ave~~	
(ADDRESS) Murfreesboro, TN 37130 ~~Nashville, TN 37207~~	(ADDRESS) Murfreesboro, TN 37130 ~~Nashville, TN 37207~~	07115015900
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELEVATION DESIGN/BUILD LLC, , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 283 and the South 20 feet of Lot No. 284 on the Map of

Highland Land Company's Subdivision, of record in Book 421, Page 14, in the Registers Office for Davidson
County, Tennessee.

Said Lot and part of Lot adjoin and front together 45 feet on the Westerly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Tommie Wiola Sheffield by Warranty deed from Ralph E. Dano joined by his wife, Louise S. Dano of record in Book 4401, page 165, Register's Office for Davidson County, Tennessee, dated February 27, 1970 and recorded on March 03, 1970.

(Value or consideration shown in aforementioned deed $8,200.00.)

Davidson County DEEDWARR
Recvd: 07/06/15 11:11 3 pgs
Fees:18.00 Taxes:370.00
20150706-0064842

Being also known as 1312 Pennock Ave Nashville, TN 37207.

Being the same property conveyed to Freeman G. Sheffield and Walter L. Sheffield by Quitclaim deed from Tommie Wiola Sheffield, a widow of record in Book 6467, page 84, Register's Office for Davidson County, Tennessee, dated January 02, 1985 and recorded on January 03, 1985.

Being the same property conveyed to IRA Innovations LLC F/B/O William Smallman SEP IRA by Warranty deed from Freeman G. Sheffield and Walter L. Sheffield of record in Instrument No. 20140506-0038444 Register's Office for Davidson County, Tennessee, dated May 05, 2014 and recorded on May 06, 2014.

Being the same property conveyed to Elevation Design/Build LLC, by Warranty deed from IRA Innovations LLC F/B/O William Smallman SEP IRA, of record in Instrument No. 20140625-0055317 Register's Office for Davidson County, Tennessee, dated June 19, 2014 and recorded on June 25, 2014.

unimproved ( )

This is improved (X) property, known as 1312 Pennock Ave, Nashville, Tennessee 37207

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of June, 2015.

Elevation Design/Build, LLC

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2015, before me personally appeared Richard McLaurin, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Elevation Design/Build LLC, and Elevation Design/Build, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2015.

Notary Public

My Commission Expires: 10/11/15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Robyn DuBray, 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 therewith 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, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray 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:3/20/18

