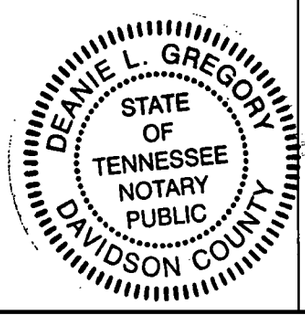
WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Theresa Diane Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L.. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150072301 DEEDWARR
Recvd: 08/26/15 09:47 2 pgs
Fees:13.00 Taxes:1628.00

20150826-0086241

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELB Properties, LLC	Same as New Owner	11508002000
(NAME)	(NAME)	
2845 Kenway Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-1903		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JAMES G. ROBERTSON AND THERESA DIANE PATTON, AS CO-EXECUTORS OF THE ESTATE OF CLORENE T. ROBERTSON, DECEASED AND AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF THE SAID CLORENE T. ROBERTSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELB PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 72 on the Plan of Brook Meade, Section IV, of record in Book 2133, Page 93, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to James G. Robertson and wife, Clorene T. Robertson by Warranty Deed dated March 29, 1960 from Paul T. Sanders and wife, Louise Thompson Sanders which deed is of record in Book 3034, Page 513 in the Register's Office for Davidson County, Tennessee. THE SAID JAMES G. ROBERTSON , aka JAMES GARDNER ROBERTSON, JR. having since died on April 9, 1988 at which time title to above property vested solely in CLORENE T. ROBERTSON by operation of law. The said CLORENE T. ROBERTSON, aka Clorene Trotter Robertson having since died testate on April 24, 2015. By the Last Will and Testament of Clorene T. Robertson, James G. Robertson and Theresa Diane Patton were named as Devisees of the Estate of Clorene T. Robertson. The said James G. Robertson and Theresa Diane Patton were further appointed as Co-Executors under the Last Will and Testament of Clorene T. Robertson, which Will having been admitted for probate in the Office of the Chancery Court of Coffee County, Tennessee, Probate Division, at Manchester, Tennessee under Case No. 2015-PR-116.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BROOK MEADE, SECTION IV, OF RECORD IN BOOK 2133, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO RESTRICTIVE COVENANTS AND ANY AMENDMENTS THERETO OF RECORD IN BOOK 2278, PAGE 447, SAID REGISTER'S OFFICE .

unimproved ☐

This is improved ☑ property, known as 709 Bresslyn Rd., 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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 hand this 25th day of August, 2015.

James G. Robertson
in the capacities of Co-Executor of the
Estate of Clorene T. Robertson, deceased
and as of Devisee under the Last Will and
Testament of Clorene T. Robertson

Theresa Diane Patton
in the capacities of Co-Executor of the
Estate of Clorene T. Robertson, deceased
and as Devisee under the Last Will and
Testament of Clorene T. Robertson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James G. Robertson,** the within named bargainor, **as Co-Executor of the Estate of Clorene T. Robertson and as Devisee under the Last Will and Testament of Clorene T. Robertson,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 25th day of August, 2015.

My commission expires: 1/9/2018

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Theresa Diane Patton,** the within named bargainor, **as Co-Executor of the Estate of Clorene T. Robertson and as Devisee under the Last Will and Testament of Clorene T. Robertson,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 25th day of August, 2015.

My commission expires: 1/9/2018

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY