WARRANTY DEED

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MST 2015-1029 (Seller only)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,040,850.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Sept., 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Southgate Partners, LLC	Same as New Owner	
(NAME)	(NAME)	
6064 Central Pike		105-11 – 309 & 310
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37133		105-11- 22
(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, **Elevate Land Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southgate Partners, 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:

Davidson County DEEDWARR
Recvd: 09/16/15 14:15 3 pgs
Fees:18.00 Taxes:7551.15
20150916-0094059

Tract 1: (514 Southgate & 1608 Pillow St, Nashville, TN 37203)

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 8, John E. Williams Add of record in Plat Book 5190, Page 148, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1, which is a corner lot, fronts 110.00 feet on the northerly side of Southgate Avenue and fronts 75.00 feet on the easterly side of Pillow Street, said frontages being joined by a curve having a length of 39.27 feet and extends back 135.00 feet on the northerly line and 100.00 feet on the easterly line to point of intersection.

Parcel II:

Land in the 9th Civil District of Davidson County, Tennessee, being the Reserve Parcel of Resubdivision of Lot 8, John E. Williams Add of record in Plat Book 5190, Page 148, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot fronts 194.50 feet on the easterly margin of Pillow Street and runs back between parallel lines 135 feet to a dead line which measures 194.50 feet.

All Being the same property conveyed to Elevate Land Investments, LLC, a Tennessee limited liability company by Quitclaim Deed dated 04/24/15, from Alpha One, LLC, a Tennessee limited liability company, as of record in Instrument No. 20150427-0037145.

Tract 2: (512 Southgate Avenue)

Land in the 9th Civil District of Davidson County, Tennessee, being a lot shown on the Plan of the Resubdivision of Lot 8, John P. Williams Addition, of record in Plat Book 5190, page 148, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said lot fronts 50 feet on the Northerly side of Southgate Avenue and extends back between parallel lines 294.50 feet to a dead line at an alley which measures 50 feet.

Being the same property conveyed to Marvin E. Neely and Kerry G. Campbell, tenants in common by Warranty Deed from Audrey Elizabeth Greenfield, of record in Book 6112, page 918, Register's Office for Davidson County, Tennessee, dated August 09, 1983 and recorded on August 10, 1983.

AND Being the same property conveyed to Elevate Land Investments, LLC by warranty deed of Marvin E. Neely and Kerry G. Campbell of record in Instrument No. 20150911-0092588, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 5190, page 148, Register's Office for said County.

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 14th DAY OF Sept., 2015.

Elevate Land Investments, LLC

BY: _____

Title: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Dougher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of September, 2015.

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

_____
Notary Public

My commission expires:

True Copy Certification

I, Lynn Vaught, 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.

L. Vaught
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, John Parker, a notary public for this county and state, Lynn Vaught 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: 11-18-17

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY