B0436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tomik, LLC		07112010900
(NAME)	(NAME)	
2480 Weaver Way	SAME	
(ADDRESS)	(ADDRESS)	
Doraville, GA 30340		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kenneth Elmore**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tomik, LLC**, hereinafter called the GRANTEE(S), his heirs and/or 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. 20, on the plan of Walnut Grove, Subdivision of Lot No. 5 Stull Tract, as shown on plat appearing of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elmore Enterprises, LLC. by Quit Claim Deed dated 01/22/1997 from Dan L. Elmore and wife, Betty L. Elmore of record in Book 10344, Page 43, Register's Office for Davidson County, Tennessee. Dan Elmore sold his 1/3 share in Elmore Enterprises, LLC to Phillip Elmore and Kenneth Elmore under Sales Agreement effective 01/15/2001. Phillip Elmore sold his 1/2 share in Elmore Enterprise, LLC to Kenneth Elmore under Sales Agreement effective 06/01/2002 leaving Kenneth Elmore as sole owner. Elmore Enterprise, LLC was dissolved on October 18, 2002.

Being the same property conveyed to Kenneth Elmore by Quit Claim Deed dated 07/13/2005 from Elmore Enterprises, LLC of record in Instrument 200507190083546, Register's Office for Davidson County, Tennessee.

Subject to (1) All matters as set forth per Plat Book 332, Page 34, said Register's Office. (2) Restrictive Covenants of record in Book 2271, Page 541, said Register's Office. (3) Rights of others under any unrecorded leases. (4) County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 816 Cherokee Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-27896
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150089439 DEEDWARR
Recvd: 10/20/15 16:03 2 pgs
Fees:13.00 Taxes:1661.30
20151020-0106775

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), his heirs and/or 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), his heirs and/or 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 14th day of Oct., 2015.

Kenneth Elmore,
Individually

Kenneth Elmore,
As Sole Owner, by dissolution of Elmore Enterprise, LLC
on October 18, 2002

State of Tennessee
County of Sumner

Personally appeared before me Kenneth Elmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2015.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066