Davidson County DEEDWARR
Recvd: 04/20/16 09:26 2 pgs
Fees:13.00 Taxes:518.00
20160420-0038131

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016.

Notary Public
My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Elevate Land Investments, LLC 521 5th Ave South Nashville TN 37203	New Owner	094-01-0-102-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Trustee of The Fourteenth Street Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elevate Land Investments, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela McClain, married by warranty deed from Susie M. Mayo-Mayes, married, and Phyllis A. Braye, unmarried of record in Instrument No. 20040421-0045585 Register's Office for Davidson County, Tennessee, dated April 14, 2004 and recorded on April 21, 2004.

Being the same property conveyed to Amanda Dean, Trustee of The Fourteenth Street Trust by Warranty deed from Angela McClain, married of record in Instrument No. 20160331-0030434 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on March 31, 2016.

This property is improved property known as **608 South 14Th Street, Nashville, TN, 37206-3022.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 13th day of April, 2016.

The Fourteenth Street Trust

By: _____
Amanda Dean
Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Amanda Dean, Trustee of The Fourteenth Street Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as such Trustee.

Witness my hand and official seal at this the 13th day of April, 2016.

_____
Notary Public

My Commission expires: 5-5-19

EMMALYN G HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

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 – Yvette Meldrum

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