WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/16 10:36 3 pgs
Fees:18.00 Taxes:296.00
20160613-0059394

MST 2016-0492

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-7-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 20 16

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
Elevate Land Investments, LLC	New Owner	082 04 0 410.00 & 420.00
(NAME)	(NAME)	
903 & 905 Manila Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN37206		
(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, **D.J. Robertson and Janice Robertson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elevate Land Investments, 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:

Tract One:

Land in Davidson County, Tennessee, being known as Lot 6 of the Resubdivision of James Buirns Subdivision, of recod in Book 421, page 40 and Instrument No. 20150512-043448, Register's Office for Davidson County, Tennessee. Said plat is referenced to and incorporated herin by reference for a more complete description.

Tract Two: (Parcel 0820404100)

LAND LOCATED IN THE 5TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE NORTHEAST INTERSECTION OF MANILA AVENUE AND SHARPE AVENUE SAID LAND BEING A PART OF LOTS 2, 3 & 4, LOOKAWAY SUBDIVISION OF RECORD IN BOOK 843, PAGE 51, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF MANILA AVENUE, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 6, RESUBDIVISION / PARTITION PART OF A 2.19 ACRE TRACT SHOWN ON JAMES BURNS SUBDIVISION (INSTRUMENT# 20150512-0043448 R.O.D.C., TN); THENCE WITH SAID NORTHERLY MARGIN N 85 06'19" W 13.54 FEET TO A T.D.O.T. R.O.W. MONUMENT; THENCE N 69 13'30" W 118.35 FEET TO A DISTURBED T.D.O.T. R.O.W. MONUMENT; THENCE N 50 34'43" W 18.78 FEET TO A T.D.O.T. R.O.W. MONUMENT ON THE EASTERLY MARGIN OF SHARPE AVENUE; THENCE WITH SAID EASTERLY MARGIN N 05 09'24" E 33.74 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE DON B. CAMBRON LAND (BOOK 7692, PAGE 334 R.O.D.C., TN); THENCE LEAVING SAID EASTERLY MARGIN WITH SAID CAMBRON S 84 27'41" E 124.38 FEET TO AN IRON ROD (NEW); THENCE N 05 09'24" E 80.00 FEET TO A MAG NAIL (NEW) IN AN ASPHALT DRIVEWAY IN THE SOUTHERLY LINE OF THE MICHAEL & TINA HUGHEY LAND (INSTRUMENT# 20090701-0061426 R.O.D.C., TN); THENCE WITH SAID HUGHEY S 84 30'01" E 6.00 FEET TO AN IRON ROD (OLD) IN AN ASPHALT DRIVEWAY IN THE WESTERLY LINE OF THE 909 GRANADA, LLC LAND (INSTRUMENT# 20160315-0024346 R.O.D.C., TN); THENCE WITH SAID 909 GRANADA, LLC LAND S 05 09'24" W 53.35 FEET TO AN IRON ROD (OLD); THENCE S 87 43'39" E 13.76 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE WITH THE WESTERLY LINE OF SAID LOT 6 S 05 45'31" W 102.60 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 9313.31 S.F OR 0.21 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED JUNE 16TH, 2016 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., 2918 BERRY HILL DRIVE, NASHVILLE, TN 37204, JOHN HOOD, TN R.L.S.#1838

Being the part of the same property conveyed to D. J. Robertson and wife, Janice Robertson by Warranty deed from James U. Locke, Jr., and wife Sally A. Locke of record in Book 6388, page 513 Register's Office for Davidson County, Tennessee and Being a portion of the property conveyed to D.J. Robertson and wife, Janice Robertson by deed of record in Book 6376, page 131, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. All matters of record in the Plat of record in Instrument #201505120043448 and in Book 421, page 40 and Book 843, page 51 Register's Office of Williamson County, TN Right of Way and Easement to the State of Tennessee of record in Book 4135, page 122, said Register's Office. Easement retained by Metro Government in to that portion f the property within the bounds of any alley. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150408-0030761, said Register's Office.

This property, known as 903 & 905 Manila Ave, Nashville, TN 37206

(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 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 10th DAY OF June, 2016.

D.J. Robertson

Janice Robertson

Janice Robertson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D J Robertson and wife, Janice Robertson , with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2016.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016