NEW OWNER:

Jon Ellison
Jennifer Ellison
4706 Belmont Park Terrace
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0999

Map 131, Group 15-0, Parcel 035.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160111197 DEEDWARR
Recvd: 12/19/16 10:37 3 pgs
Fees: 18.00 Taxes: 5808.63



20161219-0132765

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($1,569,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE 508, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JON ELLISON AND JENNIFER ELLISON, HUSBAND AND WIFE,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 3 on the plan of Harpeth Acres, Section Five, and of record in Plat Book 2330, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Vintage 508, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mitzie Diane Fudge, dated April 30, 2015, and of record in Instrument No. 20150529-0049642, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4706 Belmont Park Terrace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **December, 2016**.

VINTAGE 508, LLC:

508 Investors, LLC

BY: _____

Theordore J. Bertuca, President

Vintage South Development, Inc.

BY: _____

Theordore J. Bertuca, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Theordore J. Bertuca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **508 Investors, LLC,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of **December, 2016**.

_____

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Theordore J. Bertuca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Authorized Agent** of, **Vintage South Development, Inc.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 1st day of ~~December~~, **2016**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ 1,569,900.00 .

AFFIANT

Sworn to and subscribed to before me this 15 day of **December, 2016**.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018