This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1006**

BILL GARRETT, Davidson County
Trans:T20170011876 DEEDWARR
Recvd: 02/09/17 08:46 2 pgs
Fees:13.00 Taxes:4403.00
20170209-0013514

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/02/2017**, by and between **ELB Properties, LLC, a Tennessee Limited Liability Company**, parties of the first part, and **Jeremy Steven Werthan and Tiffini Hill, as joint tenants with right of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to ELB Properties, LLC by Warranty Deed from James G. Robertson and Theresa Diane Patton, as Co-Executors of The Estate of Clorene T. Robertson, deceased and as devisees under the Last Will and Testament of the said Clorene T. Robertson dated 08/25/2015, of record in Instrument No. 20150826-0086241, Register's Office for Davison County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **115 8 20**

☒ Improved **709 Bresslyn Rd, Nashville, TN 37205**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mary Frances Evers

ELB Properties, LLC, a Tennessee Limited Liability Company
By Mary Frances Evers
Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mary Frances Evers,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge herself to be the **Managing Member of ELB Properties LLC, a Tennessee Limited Liability Company** the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 2nd day of February, 2017..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Jeremy Steven Werthan and Tiffini Hill**

and Address: **709 Bresslyn Rd, Nashville, TN 37205**

Mail tax bills to New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,190,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 2nd day of February, 2017..

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018