Davidson County DEEDWARR
Recvd: 03/01/17 15:27 4 pgs
Fees:23.00 Taxes:685.20
20170301-0020454

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27252-1
Box #14

ADDRESS NEW OWNER:
2845 LOGAN STREET LLC
2845 Logan Street
Nashville TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
11909020300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Kenneth V. Elam** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **2845 LOGAN STREET LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1 - LAND in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at the Northeast corner of the property conveyed to J.N. Waddell and wife, by Deed from Mary Jones Payne, et al., of record in Book 1273, Page 13, Register's Office for said County, in the West margin of Logan Avenue, now known as Logan Street, said point being approximately 606 feet 6 inches North, margin of Thompson Lane; thence, along Waddell's North line, westerly 126 feet to the East line of Akin property, formerly King lands; thence, with the line of the same, northerly 53 feet to a point in a fence line; thence, along said fence line, easterly 126 feet to the West margin of Logan Street; thence, with the margin of the same, southerly 53 feet to the point of BEGINNING.

BEING all of the same property conveyed to Kenneth V. Elam and wife, Mary Ethel Elam by Deed dated September 11, 1995 from Robert A. Friedmann, III of record in Book 9793 Page 942, Register's Office for Davidson County, Tennessee, and further conveyed to Kenneth V. Elam by Quit Claim Deed dated October 15, 2003 from Mary Ethel Elam of record in Instrument No. 20031017-0154050, Register's Office for Davidson County, Tennessee.

TRACT 2 - LAND in the 1st Civil District of Davidson County, Tennessee, being the most northerly 0.50 feet of the Charles Ray Miller Property and being more particularly described as follows:

BEGINNING at an iron rod in the westerly margin of Logan Street being the Northeast corner of the Charles Ray Miller Property, as recorded in Book 7702, Page 310, Register's Office for Davidson County, Tennessee, and the Southeast corner of the Robert A. Friedmann, III Property, as recorded in Book 9093, Page 261, said Register's Office; thence, along said margin South 02 Deg. 07 Min. 20 Sec. West, 0.50 feet; thence, South 88 Deg. 23 Min. 14 Sec. West, 130.0 feet; thence, North 02 Deg. 07 Min. 20 Sec. East, 0.50 feet; thence, North 88 Deg. 23 Min. 14 Sec. East, 130.0 feet to the Point of BEGINNING and Containing 65 square feet.

BEING all the same property conveyed to Kenneth V. Elam, by Quit Claim Deed dated May 29, 2015 from Robert A. Friedmann, III, of record in Instrument No. 20150605-0052706, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of February, 2017.

Kenneth V. Elam

Kenneth V. Elam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth V. Elam, the within-named bargainor, 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 the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28 day of February, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,189.53.

Affiant

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

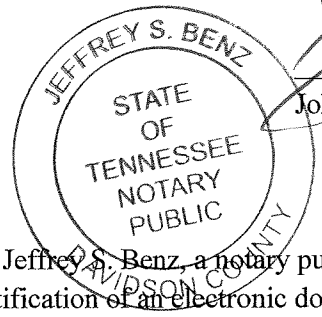
1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Rights or claims of parties in possession.

3. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

4. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 119-09-0-203.00.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019