WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170040320 DEEDWARR
Recvd: 05/11/17 12:18 3 pgs
Fees: 18.00 Taxes: 2516.00
20170511-0046910

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,080,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 2017

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Magnolia Title & Escrow (Buyer side)
MST 2016-1489 (Seller side)

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
Eight-Nine King Development, LLC	Same as New Owner	08204041000, 08204041500, 08204041600,
(NAME)	(NAME)	08204041700, 08204041800,
1585 Mallory Ln Ste 202 (ADDRESS)	(ADDRESS)	& 08204041800
Brentwood TN 37027 (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, **Elevate Land Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eight-Nine King Development, 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 Lot Nos. 1, 2, 3, 4 and 6 on the Plan of Resubdivision of James Burns Subdivision of record in Plat at Book 421, Page 40 and in Instrument No. 20150512-043448, 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 property conveyed to Elevate Land Investments, LLC, a Tennessee limited liability company by Warranty deed from D. J. Robertson and wife, Janice Robertson of record in Instrument No. 20150519-0045969 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 19, 2015.

Tract Two:

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

Being property conveyed to Elevate Land Investments, LLC, a Tennessee Limited Liability Company, by Warranty deed of D. J. Robertson and Janice Robertson, husband and wife, of record in Instrument number 20160613-0059394, Register's Office of Davidson County, TN.

Tract Three:

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 property conveyed to Elevate Land Investments, LLC, a Tennessee Limited Liability Company, by Warranty deed of D. J. Robertson and Janice Robertson, husband and wife, of record in Instrument number 20160613-0059394, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2017 tax a lien on 01/01/2017 but not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 40 and Instrument No. 20150512-043448, Register's Office for Davidson County, Tennessee. Right-of-Way and Work Easement of record in Book 4135, Page 122, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument Number 2015048-0030761, in the Register's Office for DavidsonCounty, Tennessee. Permanent Ingress and Egress Easement and Temporary Construction/Access Easement Agreement of record in Instrument Number 20160909-0095251, in the Register's Office for DavidsonCounty, Tennessee. Easement retained by Metro Government in to that portion of the property within the bounds of any alley.

This property, known as 910, 912, 914 & 916 Granada Ave and 903 and 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 9th DAY OF May, .

Elevate Land Investments, LLC

BY: _____

Title:

ROBIN VILANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Britnie Keane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of May, 2017.

_____
Notary Public

My commission expires: 3/6/18