WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042440 DEEDWARR
Recvd: 05/18/17 12:58 2 pgs
Fees:13.00 Taxes:1184.00
20170518-0049481

J-P-17-2208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kavon D. Togrye and Anna N. Togrye	**New Owner**	
(NAME)	(NAME)	**81-3-K-2.00CO**
938 Riverside Dr., Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELITE NASHVILLE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAVON D. TOGRYE AND ANNA N. TOGRYE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

husband and wife

Land situated in Davidson County, Tennessee, being Unit 2208 B, as established in Declaration of Covenants, Conditions and Restrictions for Fourteenth Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160404-0031729 and Amended in Instrument No. 20170517-0049072, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to said Declaration, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Elite Nashville Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Taylor Made Contracting, LLC, a Tennessee limited liability company, recorded April 12, 2016 in Instrument No. 20160412-0035071 and further being part of the same property conveyed to Taylor Made Contracting, LLC, by Warranty Deed from Tina E. Covington, married, recorded January 28, 2015 in Instrument No. 20150128-0007841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20160404-0031729, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.

- Subject to 2017 County taxes and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2208 14th Avenue North, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF MAY, 2017.

Elite Nashville Development, LLC

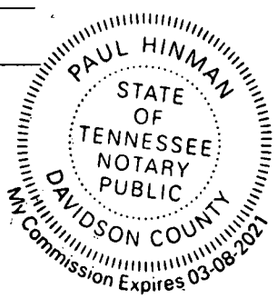
BY: _____
Robert Hernandez
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HERNANDEZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ELITE NASHVILLE DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of May, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212