**NEW OWNER:**

D Ellis Family Trust September 2001,
Donald Ellis Trustee,
135 Demoss Road
Nashville, TN 37209

**SEND TAX BILLS TO:**

D Ellis Family Trust September 2001,
Donald Ellis Trustee,

708 Millstone Lane

Nashville, TN 37205

**THIS INSTRUMENT PREPARED BY:**

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

**FILE NO:** 17-0372 LB

Map/Parcel ID:
Part of 103-02-0-105.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170053073 DEEDWARR
Recvd: 06/21/17 10:08 3 pgs
Fees:18.00 Taxes:1683.50
20170621-0062400

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty-Five Thousand and 00/100 Dollars ($455,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PBK INVESTMENTS LLC, a Tennessee Limited Liability Company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **D ELLIS FAMILY TRUST SEPTEMBER 2001, DONALD ELLIS TRUSTEE,** ("Grantee"), its 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Demoss Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160922-0099960 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to PBK Investments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from PBK Partners, a Tennessee general partnership of record in Instrument No. 20160823-0088058 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 23, 2016.**

**This is IMPROVED property being also known as 135 Demoss Road Nashville, TN 37209.**

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

GRANTOR covenants with said Grantee 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 14th day of **June, 2017**.

PBK INVESTMENTS LLC, a Tennessee Limited Liability Company

By: _____
Preston Adams, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PRESTON ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that HE is MEMBER of PBK INVESTMENTS, 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 limited liability company by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 14th day of **June, 2017**.

Leanna E. Bowen
NOTARY PUBLIC

My commission expires: 7/11/17

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **455,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of **June, 2017**.

NOTARY PUBLIC

My commission expires: 7/11/17

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY