WARRANTY DEED

Bill Garrett Davidson County
Batch# 8532 DEEDWARR
10/04/2017 02:51:46 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20171004-0101915

J-END-17-0-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Elite Nashville Development, LLC	**New Owner**	
(NAME)	(NAME)	**043-01-0-227.00**
12 Ligon Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **EUGENIA GAYLE DENNY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELITE NASHVILLE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Lot 3, RESUBDIVISION OF W. P. READY SUBDIVISION OF THE E. H. THORNTON TRACT, as shown on plat of record in Plat Book 8250, Page 286, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property being more particularly described as follows:

BEGINNING at an iron rod in the Southerly right-of-way of Shannon Avenue, a corner to the property conveyed to Marilyn H. Swinea, of record in Book 4716, Page 435, in the Register's Office of Davidson County, Tennessee; thence with said margin of said right-of-way, North 79 degrees 13' 11" East 250.09 feet to an iron rod, a corner to the property conveyed to Robert J. Martin, of record in Deed Book 7419, Page 511, in said Register's Office; thence, with the line of Martin, South 10 degrees 26' 07" East 271.12 feet to an iron rod; thence, South 79 degrees 55' 10" West 247.94 feet to an iron rod; thence, North 10 degrees 53' 38" West 268.09 feet to the point of beginning and containing 1.5 acres, more or less.

Being a portion of the property conveyed in Warranty Deed of record at Book 1851, Page 235 and Quit Claim Deed of record in Book 7896, Page 863, and being the same property conveyed in Warranty Deed of record at Book 9410, Page 919; all of record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF W. P. READY SUBDIVISION OF THE E. H. THORNTON TRACT, as recorded in Plat Book 8250, Page(s) 286, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easements of record in Warranty Deed at Book 9410, Page 919, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **Parcel: 043-013032273.00 Shannon Avenue, Madison, Tennessee 37115**.

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 29th DAY OF SEPTEMBER, 2017.

Eugenia Gayle Denny
Eugenia Gayle Denny
AKA Eugenia Gayle Denney
E. Gayle Denney
STATE OF North Carolina
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENIA GAYLE DENNY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 7-11-2021
(SEAL)

JOSEPH LOWMAN
NOTARY
MY
COMMISSION EXPIRES
7/11/2021
PUBLIC
ALAMANCE COUNTY, NC

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