WARRANTY DEED

Bill Garrett Davidson County
Batch# 50086 DEEDWARR
01/22/2018 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180122-0006474

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $350,000.00.

Affiant

Subscribed ~~and sworn~~ to before me this 16 day of January, 2018

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elephant, LLC	SAME	081-11-0-028.00
1411 Buchanan Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald S Pardue and Nancy S. Pardue**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elephant, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 313 and part of Lot No. 314 on the Plan of J. M., T. J., and G.W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Buchanan Street, formerly Hydes Ferry Turnpike at the corner of Lot Nos. 312 and 313 on said plan; thence with the line between said Lot Nos. 312 and 313 southwardly 150 feet to an alley; thence eastwardly 112 feet to a point on the westerly margin of 22nd Avenue North, formerly Alamo Street, being the southeast corner of said Lot No. 314; thence with the westerly margin of 22nd Avenue, North northwardly 97 feet; thence eastwardly 34 feet; thence northwardly 53 feet to the southerly margin of Buchanan Street; thence with the same eastwardly 78 feet to the beginning.

Being the same property conveyed to Ronald S. Pardue and wife, Nancy Sue Pardue from Peggy Campbell, unmarried by Warranty Deed on November 14, 1994, of record in Book 9522, Page 331, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2109 Buchanan Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 18, 2018.

Ronald S Pardue
Ronald S Pardue

Nancy S. Pardue
Nancy S. Pardue

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald S Pardue and Nancy S. Pardue** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 18, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021