Bill Garrett Davidson County
Batch# 50745 DEEDWARR
01/24/2018 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,618.75
20180124-0007285

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$437,500.00.**

Mary E Baker
Affiant

Subscribed and sworn to before me this 24 day of January, 20 18.

Notary Public
My Commission expires: 4/10/2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204		
ADDRESS OF NEW OWNER: Elliot LLC.	SEND TAX BILLS TO: New Owner	MAP & PARCEL NUMBER: 105140500100CO
1475 Columbia Avenue		
Franklin, TN 37064		

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, **Gremada Industries, Inc., a North Dakota Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elliot LLC., a Tennessee limited liability company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Number 1, of The Plan of 2208 ELLIOTT AVENUE, a Townhouse, Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for 2208 Elliott Avenue, a Townhouse Planned Unit Development, of record as Instrument Number 20171222-0130576, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20171222-0130576, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gremada Industries, Inc., a North Dakota Corporation from Dana Laurae True and Margaret Becker, married by Warranty Deed on September 22, 2017, of record in Instrument Number 20170926-0098189, 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 a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 547, Page 126 and Instrument Number 20171222-0130576, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20171222-0130576, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2208 Elliott Avenue Unit 1, Nashville, TN 37204**

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 22, 2018.

Gremada Industries, Inc., a North Dakota Corporation

BY: Steve Walker
Steve Walker, President

STATE OF TN

COUNTY OF Davidson

On this 22nd day of JAN, 2018, before me, appeared **Steve Walker,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of **Gremada Industries, Inc.,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Steve Walker,** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CAROL G. DUNBAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4-11-2022

Alice J. Stewart

