WARRANTY DEED

Bill Garrett Davidson County
Batch# 57437 DEEDWARR
02/09/2018 03:58:56 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20180209-0013463

29078

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2018.

(Affix Seal) Notary Public

My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nashville Now Investments, LLC	New Owner	Map/Parcel
9265 Carrisbrook Lane		105140S00100CO
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELLIOT LLC., a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto NASHVILLE NOW INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 of 2208 Elliott Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) located at Nashville, Davidson County, Tennessee, and described in a Declaration of Protective Covenants, Conditions and Restrictions for 2208 Elliott Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime), pursuant to Tennessee Code Annotated Section 66-27-103(b), of record as Instrument No. 20171222-0130576, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2208 Elliott Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime), contained in said Declaration, with the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20171222-0130576, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Elliot LLC., a Tennessee limited liability company, by Warranty Deed from Gremada Industries, Inc., a North Dakota Corporation, dated January 22, 2018, of record in Instrument No. 20180124-0007285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2018 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 105140S00100CO.
2. All matters appearing on the Plan of J.H. White's Subdivision of Lot 61, Waverly Place of record in Book 547, page 126, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20171222-0130576, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2208 Elliott Ave, Unit 1, Nashville, Tennessee 37204

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 9th day of February, 2018:

Elliot LLC.

BY: _____
Jonathan Sanders, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Jonathan Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of Elliot LLC., the within named bargainor, a limited liability company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 9th day of February, 2018:

_____
Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY