Bill Garrett Davidson County
Batch# 80857 DEEDWARR
04/13/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20180413-0035175

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

CM, SM
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of April, 2018.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

2018-79-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elliot LLC. 1475 Columbia Avenue Franklin, Tennessee 37064	OWNER	Map/Parcel 115-08-0-048

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, **Eddie Ray Veach, an unmarried man**, and **Eddie Ray Veach, Executor of the Estate of Ruby Veach**, hereinafter collectively called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Elliot 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 Lot No. 239 o the Plan of West Meade Farms, Inc., Section X, of record in Book 2083, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 239, which is a corner lot, fronts 122.0 feet on the westerly margin of Vosswood Drive and fronts 318.1 feet on the southerly margin of Davidson Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 147.1 feet on the westerly line and 341.8 feet on the southerly line to a point of intersection.

Being the same property conveyed to Fred A. Veach and wife, Ruby K. Veach by Warranty Deed dated November 13, 1986 from Louis O. McCollum and wife, Ruby K. Veach, of record in Book 7044, Page 44, Register's Office for Davidson County, Tennessee. Said Fred A. Veach having since died on April 30, 2010 and Ruby K. Veach having since died on February 26, 2018 the property is vested in Eddie Ray Veach by Last Will and Testament of Ruby K. Veach, Davidson County Probate Court case # 18P484.

This conveyance is subject to the following: Davidson County taxes for the year 2018, a lien not yet due and payable; All matters appearing on the Plan of West Meade Farms Inc., Section X of record in Book 2083, page 106, Register's Office for Davidson County, Tennessee; and Restrictive Covenant for Accessory Kitchen of record in Book 10288, page 435, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 745 Vosswood Drive, Nashville, TN 37205 .

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 binds itself, its successors and assigns, 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 13th day of April, 2018:

Eddie R. Veach

Eddie Ray Veach

Eddie R. Veach Executor of the Estate of Ruby Veach

Eddie Ray Veach, Executor of the Estate of Ruby Veach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of April, 2018, before me personally appeared Eddie Ray Veach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13th day of April, 2018.

My Commission Expires: 12-5-2020

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Eddie Ray Veach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor under the Will of Ruby Veach, Deceased, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name on behalf of the Estate Of Ruby Veach by himself as such Executor.

Witness my hand and official seal at office this 13th day of April, 2018.

My Commission Expires: 12-5-2020

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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, Amy T. Nelson, 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: 11-10-2019

Amy T. Nelson

