THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415865** Bill Garrett Davidson County Batch# 98220 **DEEDWARR** 05/30/2018 12:22:24 PM 2 pgs Fees: $13.00 Taxes: $2,327.30 20180530-0051476	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$629,000.00~~. Affiant Subscribed and sworn to before me, this 24th day of May, 2018. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: ELK Real Estate Ventures, LLC 117 Alton Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 12912009900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Randolph Dade III and Caitlin McCormack Dade, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELK Real Estate Ventures, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block A on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C & D of record in Plat Book 1130, Pages 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Dade, III and Caitlin M. Dade, husband and wife by Warranty Deed from James Robert Freeman and wife, Rachel C. Freeman, recorded on the 8th day of June, 2015 in Instrument No. 20150608-0053667, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C, & D, as recorded in Plat Book 1130, Page(s) 62 and 63.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 5297, Page 131.

This is improved property located at 117 Alton Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2018.

James Randolph Dade III

Caitlin McCormack Dade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Randolph Dade III and Caitlin McCormack Dade, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2018.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019