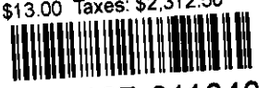
WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215



Karen Y Johnson Davidson County
Batch# 157408 DEEDWARR
11/07/2018 01:49:59 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50



20181107-0110403

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATIE COOLEY and KRISTEN DABBS	NEW OWNER	10514005300
(NAME)	(NAME)	
2208 ELLIOTT AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NASHVILLE NOW INVESTMENTS, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KRISTEN DABBS, A MARRIED WOMAN AND KATHLEEN COOLEY, A MARRIED WOMAN, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Unit 1

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 by Warranty Deed from Elliott LLC., a Tennessee limited liability company to Nashville Now Investments, LLC, a Tennessee Limited Liability Company as recorded on the 9th day of February, 2018 in Instrument No. 20180209-0013463; Warranty Deed from Gremada Industries, Inc., a North Dakota Corporation to Elliot LLC., a Tennessee limited liability company as recorded on the 24th day of January, 2018 in Instrument No. 20180124-0007285; part of Warranty Deed from Dana Laurae True and Margaret Becker, married to Gremada Industries, Inc., a North Dakota Corporation as recorded on the 26th day of September, 2017 in Instrument No. 20170926-0098189; part of Quitclaim Deed from Margaret Becker to Dana Laurae True and Margaret Becker as recorded on the 6th day of July, 2015 in Instrument No. 20150706-0065380 and part of Warranty Deed from Deborah Thomas, unmarried to Margaret Becker, unmarried as recorded on the 5th day of May, 2005 in Instrument No. 20050505-0050532, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2208 ELLIOTT AVENUE, NASHVILLE, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this 1st day of November, 2018.

NASHVILLE NOW INVESTMENTS

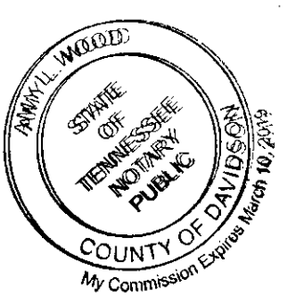
BY: RICHARD S. OLSZEWSKI
ITS: SOLE MEMEBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of November, 2018, before me personally appeared RICHARD S. OLSZEWSKI, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the MEMBER of NASHVILLE NOW INVESTMENTS, the within named bargainor, a Tennessee limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of November, 2018

Notary Public
My Commission Expires: 3/10/2019



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171