WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,243.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-15-2020 (AFFIX SEAL)

GLEN R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES

Karen Y Johnson Davidson County
Batch# 170742 DEEDWARR
12/05/2018 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $774.20
20181205-0118590

File No.: ALW-18-4903

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
ELEVATE LAND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	NEW OWNER	10303022000
(NAME)	(NAME)	
150 3RD AVE S, STE 1800		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37201		
(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, **CLEAR CREEK RENTALS, 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, **ELEVEATE LAND INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, described as follows:

Tract No. 2: A lot of land in West Nashville, being part of the E. A. Elam 5-acre tract and described as follows:

Beginning at a point 150 feet South of the Southerly margin of Wyoming Avenue, formerly 6th Street, and 200 feet East of the Easterly margin of 50th Avenue North, extended, said point being the Southwest corner of a lot previously conveyed to J. R. Crisp and wife, and running thence Southwardly 102 feet to the line of the Sylvan Park School property; thence Eastwardly with said property line 120 feet; thence, at right angles, Northwardly 102 feet to the Southeast corner of lot sold to M. A. Bernard; thence Westerly with Bernard & Crisp lines 120 feet to the beginning.

Being A portion of the same property conveyed to Clear Creek Rentals, LLC, a Tennessee limited liability company by Deed from Patricia A. Ogle, a single woman, recorded 12-4-2018 in Instrument number 20181204-0118325, 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 0 Wyoming Avenue, Nashville, TN 37209
(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 30th day of November, 2018.

CLEAR CREEK RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: BRIAN RICHARDSON
ITS: MEMBER

BY: BRAD BARS
ITS: MEMBER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Richardson and Brad Bars**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **CLEAR CREEK RENTALS, LLC**, a Tennessee Limited Liability Company (the "Company"), the bargainor, and that they as such, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Company by themselves as such Members.

Witness my hand and seal the 30th day of November, 2018.

Notary Public

My Commission Expires: 09/22/2021

RETURN TO:

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

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

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

