WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 171100 DEEDWARR
12/06/2018 10:35:26 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20181206-0118905

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Burton F Elrod, MD 1140 Oman Drive Brentwood, TN 37027	New Owner	Part of Map 159 Parcels 279 & 55

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Voce Development Company, LLC, a Tennessee limited liability company, hereinafter called Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Burton F. Elrod, MD, hereinafter called Grantee, his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43, as shown on Final Plat Voce, Phase 3, of record at Instrument No. 20181119-0113859, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being a part of the same property conveyed to Voce Development Company, LLC by Special Warranty Deeds from Granny White Cabin Realty, LLC of record in Instrument No. 20160726-0076796 and Instrument No. 20181023-0105049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2019 and subsequent years, a lien not yet due and payable; all matters shown on the plan of record in Instrument No. 20181119-0113859; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140307-0019304; Easements contained in Order of Possession of record in Instrument No. 20130919-00989814 as amended in Instrument No. 20160307-0021320; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 1792 Woodsong Drive, Brentwood, Tennessee 37027

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, his heirs, successors and assigns forever; and its 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 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, his 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 the 5th day of December, 2018.

Voce Development Company, LLC

BY: _____
R Shannon Pollard
Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Shannon Pollard with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Voce Development Company, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said R. Shannon Pollard as such Chief Manager.

Witness my hand and official seal, this the 5th day of December, 2018.

Jennifer D Stacey
Notary Public

My Commission Expires: 10/3/21

(SEAL)

