WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180065 DEEDWARR
01/03/2019 10:29:46 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20190103-0000654

JM-EXIT-18-0

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Taylor	**New Owner**	
(NAME)	(NAME)	
919 Oneida Ave		**043-01-0-227.00** **043-01-0-100.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **ELITE NASHVILLE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP TAYLOR, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 3, Resubdivision of Lot "I", W. P. Ready Subdivision of the E. H. Thornton Tract, as shown on plat of record in Book 8250, Page 286, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property being more particularly described as follows:

Beginning at an iron rod in the southerly right-of-way of Shannon Avenue, a corner to the property conveyed to Marilyn H. Swinea, of record in Book 4716, Page 435, in the Register's Office of Davidson County, Tennessee; thence with said margin of said right-of-way, North 79 degrees 13 minutes 11 seconds East 250.09 feet to an iron rod, a corner to the property conveyed to Robert J. Martin, of record in Deed Book 7419, Page 511, in said Register's Office; thence, with the line of Martin, South 10 degrees 26 minutes 07 seconds East 271.12 feet to an iron rod; thence, South 79 degrees 55 minutes 10 seconds West 247.94 feet to an iron rod; thence, North 10 degrees 53 minutes 38 seconds West 268.09 feet to the point of beginning and containing 1.5 acres, more or less.

Tract 2:

A parcel of land in Davidson County, Tennessee, being the Easterly 71 feet of the Northerly 289 feet of Lot I, on the corrected Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 71 feet on the Southerly side of Shannon Avenue, and extends back between parallel lines, 289 feet to a dead line in the rear.

Tract 1:

Being the same property conveyed to Eugenia Gayle Denney by Warranty Deed from Virginia A. Denney and Eugenia Gayle Denney, unmarried of record in Book 9410, Page 919, Register's Office for Davidson County, Tennessee, dated July 13, 1994 and recorded on July 19, 1994.

Being the same property conveyed to Elite Nashville Development, LLC, a Tennessee limited liability company by Warranty Deed from Eugenia Gayle Denny, unmarried of record in Instrument No. 20171004-0101915, Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 4, 2017.

Tract 2:

Being the same property conveyed to Elite Nashville Development, LLC, a Tennessee limited liability company by Warranty Deed from Irene M. Martin, single of record in Instrument No. 20170629-0065574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 8250, Page 286, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 9410, Page 919, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 110, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4904, Page 280, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Shannon Ave, Madison, Tennessee 37015**.

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(S), 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 the 21 DAY OF DECEMBER, 2018.

Elite Nashville Development LLC, a Tennessee limited liability company

BY:_____
Robert Hernandez
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROBERT HERNANDEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of ELITE NASHVILLE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 27th of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212