RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW190685

Karen Johnson Davidson County
Batch# 190048 DEEDWARR
01/31/2019 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190131-0009181

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2019.

NOTARY PUBLIC

My commission expires: 11/8/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elite Developments, LLC and Karas Homes, LLC 100 Truman Road Franklin, TN 37217	Same address as new owner Elite Developments, LLC 1251 Wheatley Forest Dr. Brentwood, TN 37027	149 13 0A 007.00 CO 149 13 0A 004.00 CO 149 13 0A 006.00 CO 149 13 0A 005.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MEN OF VALOR, A TENNESSEE NONPROFIT CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELITE DEVELOPMENTS, LLC AND KARAS HOMES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT 1:

(4841 Bowfield Dr., Antioch, TN 37013)

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Revision, Final Plat, Carrolton Station, Phase 1 of record in Plat at Instrument No. 20180205-0011494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2:

(4836 Bowfield Dr. Antioch, TN 37013)

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat, Carrolton Station, Phase 1 of record in Plat at Instrument No. 20071016-0122840, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 3:

(4845 Bowfield Dr., Antioch, TN 37013)

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revision, Final Plat, Carrolton Station, Phase 1 of record in Plat at Instrument No. 20180205-0011494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 4:

(4840 Bowfield Dr. Antioch, TN 37013)

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Revision, Final Plat, Carrolton Station, Phase 1 of record in Plat at Instrument No. 20180205-0011494, 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 a portion of that same property conveyed to Men of Valor, a Tennessee nonprofit corporation, by Quit Claim Deed from Jericho Properties, LLC, a Tennessee limited liability company, dated May 13, 2016 and recorded in Instrument No. 20160513-0047860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of January, 2019.

MEN OF VALOR, A TENNESSEE NONPROFIT CORPORATION

BY: Raul J. Lopez
ITS: Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Raul J. Lopez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Director of Men of Valor, a Tennessee nonprofit corporation, the within named bargainor and that he as such Executive Director, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Executive Director.

WITNESS my hand and seal, this the 29th day of January, 2019.

Notary Public
My commission expires: 11/14/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/23/19

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-19