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

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Megan N. Baker
1103 Elliston Street
Nashville, Tennessee 37138

MORTGAGEE

Karen Johnson Davidson County
Batch# 190647 DEEDWARR
02/01/2019 09:20:01 AM 2 pgs
Fees: $13.00 Taxes: $474.34

20190201-0009693

SEND TAX BILL TO:
Owner

MAP 44
GROUP 15
PARCEL 1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Prosperitas Partners, LLC, a Tennessee Limitied Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Megan N. Baker, an unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Elliston Estates as shown on Exhibit B of Declaration of Protective Covenants, Conditions and Restrictions for Elliston Estates (A Horizontal Property Regime with Private Elements) of record Instrument No. 20070419-0047065, having been amended in Instrument No. 20190201-0009691, See also Quitclaim Deed of Record in Instrument No. 20190201-0009692, 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 the same property conveyed to Prosperitas Partners, LLC, by deed from The Double Eagle Group, LLC, dated June 12, 2015, of record in Instrument No 20150617-0067897, Register's Office for said County.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20070419-0047065 said Register's Office.
3) Amendment to Horizontal Property Regime in Instrument No. 20190201-0009691 said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1103 Elliston Street, Nashville, Tennessee 37138.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Megan N. Baker, an unmarried woman, her heirs and assigns, forever, and, GRANTOR 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR 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, her 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 our hands this the 18th day of January, 2019.

Prosperitas Partners, LLC, a Tennessee Limitied Liability Company

By: Matthew Engesath, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Matthew Engesath** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Prosperitas Partners, LLC, a Tennessee Limitied Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 18th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $128,200.00.

MADesjarlais
AFFIANT

Subscribed and sworn to before me on this 18th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17 2020