BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 190881 DEEDWARR
02/01/2019 11:47:11 AM 2 pgs
Fees: $13.00 Taxes: $1,849.62

20190201-0009803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,897.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF February 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Robert and Mona Ehrenreich Family Trust U/A/D December 8, 2017	New Owner	
(NAME) 5605 B Tennessee Avenue	(NAME)	091-06-0-466.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT M. ELLIOTT AND MELISSA SUE ELLIOTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT EHRENREICH, TRUSTEE OF THE ROBERT AND MONA EHRENREICH FAMILY TRUSTU/A/D DECEMBER 8, 2017,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1510, block 202 on the plan of extnesion of Plan No. 1 West Nashville to Morrow Road of record in Plat Book 57, Page 173, 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 part of the same property conveyed by Quitclaim Deed from Robert M. Elliott and Melissa Sue Elliott, husband and wife to Robert M. Elliott and Melissa Sue Elliott, husband and wife, as recorded on the 2nd day of April, 2018 in Instrument No. 20180402-0030116; part of Warranty Deed from Roger E. Sewell and wife, Shari D. Sewell to Robert M. Elliott and Melissa Sue Elliott, husband and wife, as recorded on the 2nd day of April, 2018 in Instrument No. 20180402-0030115 and part of Warranty Deed from Betty Jarratt, unmarried to Robert E. Sewell and wife, Shari D. Sewell, as recorded on the 22nd day of December, 1997 in Deed Book 10730, Page 171, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5605 B Tennessee Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 GRANTEES 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 GRANTEES, 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 hand this 30th day of January, 2019

X _____

ROBERT M. ELLIOTT

X _____

MELISSA SUE ELLIOTT

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 Robert M. Elliott and Melissa Sue Elliott, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2019.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019