WARRANTY DEED

Karen Johnson Davidson County
Batch# 197836 **DEEDWARR**
02/22/2019 09:02:36 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20190222-0016073

B-RE-19-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Michael Foreman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/9/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-9-2021

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)
Michael Foreman and Yvette Foreman	**Nationstar Mortgage LLC dba Mr. Cooper**	
(NAME)	(NAME)	
203 West Butcher Switch Rd.	**PO Box 7729**	**071-07-0-275.00**
(ADDRESS)	(ADDRESS)	
Lafayette, LA 70507	**Springfield, OH 45501-7729**	
(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 **MICHAEL FOREMAN AND YVETTE FOREMAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, Minor Subdivision KSSK, LLC of record in Plat at Instrument No. 20170111-0003368, 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 KSSK LLC, a Tennessee Limited Liability Company by Warranty Deed from EFS Investment Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160315-0024547, Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 15, 2016.

Being the same property conveyed to Elite Nashville Development LLC, a Tennessee Limited Liability Company by Warranty Deed from KSSK LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170816-0083967, Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 16, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20170111-0003368, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 332, Page 97, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Old Trinity Lane, Nashville, Tennessee 37207**.

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 20th DAY OF FEBRUARY, 2019.

Elite Nashville Development LLC, a Tennessee Limited Liability Company

BY:_____
Robert Hernandez
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HERNANDEZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ELITE NASHVILLE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of February, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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