FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **120,000.00**. _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 02/15/2019 Katherine Warren Notary Public MY COMMISSION EXPIRES: 4/3/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 198438 **DEEDWARR**
02/25/2019 10:11:43 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20190225-0016647

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD E.xp. 4-13-2022

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilsonberry Holdings, LLC,	Same as	**044-15-0-099**
(NAME) **908 Elliston Street**	(NAME) New Owner	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patricia McCoy**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilsonberry Holdings, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 64, Section "D", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 65, in Register's Office for Davidson County, Tennessee; fronting 55.0 feet on Elliston Street, containing 0.09 acres, more or less.

Being the same property conveyed to Patricia McCoy by Warranty Deed dated October 25, 1999 from Earl Russ Jr. and Carl Russ and Dorothy M. Mires and James Russ, recorded

November 30, 1999, in Book 11761, Page 115, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **908 Elliston Street, Nashville, TN 37138**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **February,2019**

Patricia McCoy

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Patricia McCoy**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **February, 2019**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY