PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 198638 DEEDWARR
02/25/2019 10:23:34 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20190225-0016667

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of February, 2019.

(Affix Seal) Notary Public

My Commission Expires: 7/5/21

2019-461-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jane B. Daddario and John J. Daddario 745 Vosswood Drive Nashville, TN 37205	OWNER	Map/Parcel 115-08-0-048.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elliot LLC., a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane B. Daddario and John J. Daddario, wife and husband**, hereinafter called the GRANTEES, their heirs 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. 239 on the Plan of West Meade Farms, Inc., Section X, of record in Book 2083, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 239, which is a corner lot, fronts 122.0 feet on the westerly margin of Vosswood Drive and fronts 318.1 feet on the southerly margin of Davidson Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 147.1 feet on the westerly line and 341.8 feet on the southerly line to a point of intersection.

Being the same property conveyed to Elliot LLC., a Tennessee limited liability company, by Warranty Deed from Eddie Ray Veach, an unmarried man and Eddie Ray Veach, Executor of the Estate of Ruby Veach, dated April 13, 2018 of record in Instrument No. 20180413-0035175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County property taxes, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 745 Vosswood Drive, Nashville, TN 37205.

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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 22nd day of February, 2019:

Elliot LLC., a Tennessee Limited Liability Company

By: _____, SM
Jonathan Sanders, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan of the state and county mentioned, personally appeared Jonathan Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Elliot LLC., the within named bargainor, a Limited Liability Company, and that such Jonathan Sanders as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Franklin, this 22nd day of February, 2019.

_____
Notary Signature

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY