THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219210**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,030,000.00 Affiant Subscribed and sworn to before me, this28th day of March, 2019. Notary Public My Commission Expires: 9/7/21

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Karen D. Vingelen and Brian P. Vingelen 2831 Kenway Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11713007900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELB Properties, LLC., a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen D. Vingelen and Brian P. Vingelen, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Map of Woodmont Estate No. 2 (erroneously referenced as Woodmont Estates No. 2 in Warranty Deed of acquisition) of record in Plat Book 1130, Page 99, 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 by Warranty Deed from Pam Culp, unmarried to ELB Properties, LLC, a Tennessee limited liability company, as recorded on the 11th day of April, 2017 in Instrument No. 20170411-0035233; Quitclaim Deed from Joe Frank Culp to Pam Culp, as recorded on the 6th day of June, 2000 in Instrument No. 200006060056621 and Installment Deed from Richard L. and Margaret C. Smith to Joe F. Culp and wife, Pamela S. Culp, as recorded on the 28th day of July, 1993 in Deed Book 9028, Page 165, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann - 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATE NO. 2, as recorded in Plat Book 1130, Page(s) 99.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1449, Page 61, amended in Book 1781, Page 561.

Karen Johnson Davidson County
Batch# 213533 DEEDWARR
04/03/2019 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $7,511.00
20190403-0030298

This is improved property located at 2831 Kenway Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2019.

ELB Properties, LLC.

By: Mary Frances Evers - President
Mary Frances Evers, President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Mary Frances Evers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of ELB Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of March, 2019

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

