Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 217860 DEEDWARR
04/15/2019 11:25:48 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190415-0034159

A-VRES-19-3108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

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)
3108 Elm Hill LLC	**New Owner**	
(NAME)	(NAME)	**108-00-0-050.01**
106 Mission Court, Suite 604		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **PARADISE ON PINE, 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 **3108 ELM HILL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Beginning at a point in the center of Elm Hill Pike, said point being the Southwest corner of land now owned by Goss, formerly owner by Albert Yeast, and the Southeast corner of the property conveyed to O.L. Waggoner by deed from D.W. Binns of record in Book 1019, Page 335, Register's Office, Davidson County, Tennessee; thence in a Northerly direction along Goss' property line 225 feet to a point; thence in a Westerly direction 210 feet to a point; thence in a Southerly direction 230 feet to a point in the center of Elm Hill Pike in an Easterly direction 173 feet to the point of beginning

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANACE is the tract or parcel of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Warranty Deed from David C. Foltz and wife, Vickie W. Foltz, dated July 12, 1991, of record in Book 8398, page 56, Register's Office for Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY: From the point of beginning, said point being on the existing northern right-of-way of Elm Hill Pike and also being the southeast property corner of the property belonging to David C. Foltz, et us and the southwest property corner of the property belonging to James M. Fischer, Jr.; thence N89°34'33"W for 177.37 feet to a point on the boundary; thence N01°49'27"W for 22.40 feet to a point on the boundary; thence S89°34'34" for 180.60 feet to a point on the boundary; thence S06°26'01"W for 22.51 feet to the point of beginning, containing 4,006.87 square feet, more or less.

Being the same property conveyed to Teresa Hamm, an unmarried woman by Warranty deed from Melvin J. Weidner and Teresa T. Weidner, husband and wife, of record in Instrument No. 20101221-0101432 Register's Office for Davidson County, Tennessee, dated December 14, 2010 and recorded on December 21, 2010.

AND being the same property conveyed to Paradise on Pine, LLC, a Tennessee limited liability company by Quitclaim deed from Teresa Hamm, also known as Teresa Caruso of record in Instrument No. 20130628-0066519 Register's Office for Davidson County, Tennessee, dated June 18, 2013 and recorded on June 28, 2013.

This conveyance is subject to:
- Taxes for 2019 and subsequent years.
- Right of Way and Drainage Easement of record in Book 8398, Page 56, in the Register's Office for Davidson County, Tennessee.
- Easement for Use of Well Reserved of record in Book 3569, Page 5, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3108 Elm Hill Pike, Nashville, Tennessee 37214**.

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 10th DAY OF APRIL, 2019.

Paradise on Pine, LLC

BY: _____

Kate Nyquist
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, 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 AUTHORIZED AGENT of PARADISE ON PINE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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