Warranty Deed

Karen Johnson Davidson County
Batch# 224640 DEEDWARR
05/01/2019 03:49:35 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90
20190501-0040617

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $297,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2019.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Okey Landers	PINNACLE BANK	
1513 Jewel Street	150 3rd Ave S, Ste 1000	072-09-0-084.00
Nashville, TN 37207	NASHVILLE, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELITE DESIGN AND CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FKA, NISHA AND RICKY PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OKEY LANDERS, A SINGLE MAN,** 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: OL

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Dan Leech Subdivision of record in Plat Book 1424, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 80 feet on the Easterly side of Jewel Street and runs back between lines, 145 feet on the Northerly line and 148 feet on the Southerly line to the West right of way line of the L & N Railroad on which it measures 86 feet.

Being the same property conveyed to Terry M. Blade and wife, Patricia B. Blade by Warranty deed from Grand Canyon Properties, L.L.C. of record in Instrument No. 20001127-0115872 Register's Office for Davidson County, Tennessee, dated November 22, 2000 and recorded on November 27, 2000.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Terry M. Blade and wife, Patricia Blade of record in Instrument No. 20180625-0060937 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 25, 2018.

Being the same property conveyed to Nisha and Ricky Properties, LLC, A Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC of record

in Instrument No. 20180625-0060938 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 25, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1513 Jewel Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2019.

Elite Design and Construction, LLC FKA Nisha and Ricky Properties, LLC

Ricky Budhrani, Member

Nisha Sevlani, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ricky Budhrani and Nisha Sevlani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Elite Design and Construction, LLC, a Tennessee Limited Liability Company, FKA, Nisha and Ricky Properties, LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021