WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2019.

Notary Public

COMMISSION EXPIRES: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 230056 **DEEDWARR**
05/15/2019 09:16:07 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190515-0045643

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert William Elrod		092-13-0A-003.00-C
(NAME)	(NAME)	
225 37th Avenue North	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John J. Jonethis, Trustee of the John J. Jonethis Revocable Trust u/a/d October 13, 2015,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert William Elrod a/k/a Robert Elrod, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3, also designated as Unit 225, of the Sylvan Square Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Sylvan Square Condominiums, of record in Book 7334, Page 498, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7334, Page 533, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Sylvan Square, of record in Book 7334, Page 498, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John J. Jonethis, Trustee of the John J. Jonethis Revocable Trust by Quitclaim Deed dated September 9, 2015 from John J. Jonethis, unmarried, recorded September 10, 2015, in Instrument Number 201509100091914, in the Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit and Notary Correction recorded on January 19, 2016 as Instrument Number 201601190004891.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 225 37th Avenue North (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No.: 1125-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 14th day of May, 2019.

John J. Jonethis Revocable Trust u/a/d October 13, 2015

By: _____ Trustee
John J. Jonethis, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared John Jonethis, Trustee of John J. Jonethis Revocable dated October 13, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument in his capacity as Trustee for the purposes therein contained.

WITNESS my ~~hand~~ and seal this 14th day of May, 2019.

_____

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

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

RETURNED TO: