WARRANTY DEED

Karen Johnson Davidson County
Batch# 230618 DEEDWARR
05/16/2019 08:43:44 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190516-0046058

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 3, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elevate Properties, LLC, a Tennessee limited liability company	SAME	
(NAME)	(NAME)	
941 Davidson Drive		162-10-E 18.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ALICE MARIE MILHOUS, TRUSTEE OF THE ALICE MILHOUS LIVING TRUST U/A/D AUGUST 1, 1983**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELEVATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 18 on the Plan of Park Court, a Planned Unit Development, of record in Plat Book 6900, Page 967, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alice M. Milhous, unmarried, by Warranty Deed from Janet VanFleet, unmarried, and Nathan VanFleet, unmarried, dated December 14, 2015, of record in Instrument No. 20151216-0126454, Register's Office for Davidson County, Tennessee. Alice M. Milhous conveyed her interest in said property to Alice Marie Milhous, Trustee of The Alice Milhous Living Trust U/A/D August 1, 1983 by Quitclaim Deed of record in Instrument No. 20160523-0051663, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 535 Park Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 15th day of May, 2019

THE ALICE MILHOUS LIVING TRUST U/A/D AUGUST 1, 1983

Alice M. Milhous, Trustee

BY: K D Montgomery, Attorney in fact

ALICE M. MILHOUS, TRUSTEE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Attorney in Fact for Alice M. Milhous, Trustee of The Alice Milhous Living Trust U/A/D August 1, 1983 the within named bargainor, and that he as such Attorney in Fact executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as Attorney in Fact for Alice M. Milhous, Trustee of The Alice Milhous Living Trust U/A/D August 1, 1983.

Witness my hand and official seal this 15th day of May, 2019.

Kathy Snider

Notary Public

