Karen Johnson Davidson County
Batch# 235670 DEEDWARR
05/29/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20190529-0050585

#34811

WARRANTY DEED

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $720.000.00

Eileen G. Hudson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES October 7, 2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5646B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
E.L. Construction, LLC	NEW OWNER	115-04-0-037.00
95 White Bridge Rd. Suite 401	95 White Bridge Rd #401	
Nashville, TN 37205	Nashville, TN 37205	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LEAH BERMAN, TRUSTEE OF THE LEAH BERMAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LEAH BERMAN, DATED MAY 09, 2007

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

E.L. CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 255 on the Plan of Hillwood Estates, Section 10 of record in Plat Book 2331, Page (s) 95 and 96, 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 No. 255 fronts 190 feet on the Southwesterly side of Greeley Drive and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to M. Lawrence Berman and wife, Leah M. Berman by Warranty deed from David F. Clark, Trustee of record in Book 5194, page 12, Register's Office for Davidson County, Tennessee, dated September 01, 1977 and recorded on September 07, 1977.

Being the same property conveyed to Leah M. Berman by Quit Claim deed from M. Lawrence Berman and Leah M. Berman, husband and wife of record in Book 9216, page 540, Register's Office for Davidson County, Tennessee, dated December 03, 1993 and recorded on January 10, 1994.

Being the same property conveyed to Leah Berman, Trustee of the Leah Berman Living Trust, established by the Revocable Trust Agreement of Leah Berman, dated May 09, 2007 by Warranty deed from Leah Berman of record in Instrument No. 20070511-0056503 Register's Office for Davidson County, Tennessee, dated May 09, 2007 and recorded on May 11, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 727 Greeley Dr, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 24th day of May, 2019.

The Leah Berman Living Trust, established by the
Revocable Trust Agreement of Leah Berman, dated May 09, 2007

BY: _____
Leah Berman, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Leah Berman,Trustee of the Leah Berman Living Trust, established by the Revocable Trust Agreement of Leah Berman, dated May 09, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 24th day of May, 2019.

_____
Notary Public

My Commission Expires: 1/31/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-5646B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

