WARRANTY DEED

Karen Johnson Davidson County
Batch# 236659 DEEDWARR
05/30/2019 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190530-0051371

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF May 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

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 NUMBER
Nashville Now Investments. LLC	Same	
(NAME)	(NAME)	
952 General George Patton Dr.	7562 Aubrey Ridge Dr.	142-09-0C
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fairview, TN 37062	952.00-CO
(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, **KEVIN M. ELDER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS 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 Unit No. 952, together with the Carport designated No. 952-C, on Plan of Phase One – Lot Two, Section Five, River Plantation Condominium Apartments, of record in Plat Book 522, page 257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property as conveyed to Kevin M. Elder, a married man, by Warranty Deed recorded on the 24th day of May 2017 of record in Instrument No. 20170524-0051786, in the Register's Office for Davidson County, Tennessee.

This property was never the marital residence of the grantor herein named.

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.

This is improved x unimproved property, known as 952 General George Patton Drive, Nashville, TN 37221
(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 30 day of May, 2019

KEVIN M. ELDER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Kevin M. Elder, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30 day of May, 2019.

Notary Public

My Commission expires:

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, 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: _____
Notary' Seal (if on paper)

