6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 257817 DEEDWARR
07/17/2019 08:29:35 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20190717-0069673

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2019

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: 9/6/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Urban Divide Development, LLC	Reliant Bank	16209010200
(NAME)	(NAME)	
9307 Chevoit Drive	101 Creekstone Blvd., Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dr. Joe W. Ellen d/b/a T & E Associates, a Tennessee General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Urban Divide Development, LLC,** hereinafter called the GRANTEES, 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 more particular described as Lot 1 on the P.U.D. Boundary & Subdivision Plat of Hickory View, Section Six of record in Book 7900, Page 569, Register's of Deed of Davidson County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Dr. Jeffrey A. Tillman and Dr. Joe W. Ellen d/b/a T & E Associates, a Tennessee General Partnership by deed dated September 1, 1993 from Third National Bank in Nashville, a National Banking Association of record in Book 9082, Page 788, Register's Office for Davidson County, Tennessee. Thereafter Dr. Jeffrey A. Tillman, a married person conveyed his interest in said property to Dr. Joe W. Ellen, d/b/a T & E Associates, a Tennessee General Partnership by deed dated September 26, 1995 of record in Book 9818, Page 707, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5530 Eulala Drive, 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/our hands this 16th day of July, 2019.

Dr. Joe W. Ellen d/b/a T & E Associates, a Tennessee General Partnership

Dr. Joe W. Ellen, Individually

State of Tennessee
County of Davidson

On this 16th day of July, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Dr. Joe W. Ellen d/b/a T & E Associates, a Tennessee General Partnership, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 16th day of July, 2019.

Notary Public Theresa L. Smith

My Commission Expires: September 06, 2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 16th day of July, 2019, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me Dr. Joe W. Ellen, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 16th day of July, 2019.

Notary Public Theresa L. Smith

My Commission Expires: September 6, 2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: 19-Urban