Karen Johnson Davidson County
Batch# 266200 DEEDWARR
08/02/2019 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20190802-0076646

34941

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34941-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: E.L. Construction, LLC 95 White Bridge Road, Suite 401 Nashville, TN 37205	**Send Tax Bills To:** New Owner 95 White Bridge Rd, Suite 401 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 115 04 0 067 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey K. Belser, Successor Trustee of the Robert H. Belser, Sr. and Genevieve C. Belser Joint Revocable Living Trust Agreement U/A/D January 12, 1996 and any amendments thereto**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E.L. Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 519 Huckleberry Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of July, 2019.

Successor Trustee

Jeffrey K. Belser, Successor Trustee of the Robert H. Belser, Sr. and Genevieve C. Belser Joint Revocable Living Trust Agreement u/a/d January 12, 1996 and any amendments thereto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey K. Belser, Successor Trustee of the Robert H. Belser, Sr. and Genevieve C. Belser Joint Revocable Living Trust Agreement u/a/d January 12, 1996 and any amendments thereto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.



Notary Public

My Commission Expires:

10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's Office for said County.

Said Lot No. 220 fronts 210.08 feet on the Southerly side of Huckleberry Road and extends back 223,4 feet on the Easterly line and 210.0 feet on the Westerly line to a dead line which is broken line, measuring 182.75 feet thereon.

Being the same property conveyed to Robert Harold Belser and wife, Genevieve C. Belser by deed dated August 9, 1971 from Harold A. Collins and wife, Dr. Isabella S. Collins of record in Book 4528, page 499, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 19, 1996 of record in Book 9985, page 768, Register's Office for Davidson County, Tennessee, Robert Harold Belser and wife Genevieve C. Belser conveyed subject property to Robert H. Belser, Sr. and wife, Genevieve C. Belser, Trustees of The Robert H. Belser, Sr. and Genevieve C. Belser Joint Revocable Living Trust Agreement U/A/D January 12, 1996 and any amendments thereto. Robert H. Belser, Sr. and wife Genevieve C. Belser having since died. Pursuant to the terms of the Trust Agreement, Jeffrey K. Belser is the Successor Trustee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 115 04 0 067 00. (Estimated to be $4,855.54)
2. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6087, page 143, Register's Office for Davidson County, Tennessee.

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:

