Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 288751 DEEDWARR
09/20/2019 09:25:55 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190920-0095656

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Ln, Nashville, TN 37209

File No.: 19-0047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ELB Properties, LLC	ELB Properties, LLC	
(NAME)	(NAME)	
2845 Kenway Road	2845 Kenway Road	091-12-0-061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LORENE F. BESS**,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

*Unmarried

Land in Davidson County, Tennessee, being Lot 308, 310, and part of 306, Block 41, West Nashville No. 1, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots and part of Lot front together 65 feet on the southerly side of Indiana and runs back between parallel lines 150 fee to an alley.

Being the same property conveyed to Lorene F. Bess, by Quitclaim Deed from Chance Robert Ritchie, dated July 16, 2019, and recorded August 13, 2019, Instrument No. 20190813-0080661, Register's Office for Davidson County, Tennessee.

Clarence Robert Bess, Jr. having died December 23rd, 2019. See Affidavit of Heirship recorded in Instrument No. 20190920-0095655 in the Register's Office of Davidson County, Tennessee.

This is unimproved ☐ improved ☒ property, known as 4403 Indiana Ave, Nashville, TN 37209

(House No.) (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 our hands this 16th day of SEPTEMBER, 2019.

Lorene F. Bess

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of September, 2019, before me personally appeared Lorene F. Bess known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. Sworn to and subscribed before me this the 16th day of September, 2019.

NOTARY PUBLIC My Commission Expires: MAY 2, 2022

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON