THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 292848 DEEDWARR
09/30/2019 08:29:04 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190930-0098875

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Elliott Development, LLC 1312 Nottaway Court Murfreesboro, TN 37129	-SAME AS NEW OWNER-	091-07-0-332

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Roxanna Rogers, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Elliott Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 822 & 824, on the Plan of Block 135 Plan No. 1 West Nashville, of record in Book 57, Pages 74-75, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roxanna Rogers, unmarried, by Warranty Deed from Matthew J. Picklo and wife, Anna Rose Picklo, of record on June 13, 2001, at Instrument No. 20010613-0062392, Davidson County Register of Deeds.

This property commonly known as 4911 Michigan Avenue, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand, this 26th **day of September, 2019**:

Roxanna Rogers

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roxanna Rogers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of September, 2019:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$350,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27th DAY OFSeptember, 2019:

Notary Public

My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021