WARRANTY DEED

Karen Johnson Davidson County
Batch# 302414 DEEDWARR
10/17/2019 12:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20191017-0106579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $339,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF OCTOBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1336LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Eric Elmquist and Leah Elmquist	Eric Elmquist and Leah Elmquist c/o Covalent Properties	061-11-0-321.00
1111 Greenland Ave	134 2nd Avenue N. Ste. 104	
Nashville, TN 37216	Nashville, TN 37064	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BAK GLOBAL INVESTMENTS 2, LLC*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERIC ELMQUIST AND LEAH ELMQUIST, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1111 Greenland Ave, Nashville, TN 37216

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 16 day of October, 2019.

Bak Global Investments 2, LLC

X BY:
Suzie Wong, Managing Member

STATE OF FLORIDA
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Suzie Wong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Managing Member of BAK GLOBAL INVESTMENTS 2, LLC, the within named barganor, a limited liability company, and that Suzie Wong, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

X Witness my hand and official seal at Manatee, Florida, this 16 day of October, 2019.

Notary Public

My Commission Expires: 7-12-2021

CANDY J MAGINNESS
Notary Public - State of Florida
Commission # GG 123516
My Comm. Expires Jul 12, 2021
Bonded through National Notary Assn.

file # 19-1336LA

19-1336LA

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in the 8th Councilmanic district of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 2 on the Plan of the two lot subdivision of The Judy G. Stocky and Shelia M. Earl Properties, filed for record as Instrument No. 20040728-0090231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

Being the same property conveyed by Quitclaim Deed from Brian Adrian Wong, a single man to Bak Global Invstmnts2, LLC as recorded on the 15th day of January, 2013 in Instrument No. 20130115-0004621 and Special Warranty Deed from Federal Home Loan Mortgage Corporation to Brian Adrian Wong, a(n) single man as recorded on the 3rd day of December, 2012 in Instrument No. 20121203-0110853, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TWO LOT SUBDIVISION OF THE JUDY G. STOCKY AND SHELIA M. EARL PROPERTIES, as recorded in Instrument No. 20040728-0090231, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23

file # 19-1336LA