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

BOX 10-A

ADDRESS NEW OWNER: Elliott Development, LLC
3844 S. Mt. Juliet Rd.
Hermitage, TN 37076

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 091-11-0-073.00

Karen Johnson Davidson County
Batch# 330768 DEEDWARR
12/17/2019 09:19:06 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20191217-0129947

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Faye Elkins, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Elliott Development, LLC,, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 715 & 717 of Block No. 105, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot Nos. 716 and 717 front 25 feet each on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Faye Elkins, married, from E. J. Martin, a widow, by Quitclaim Deed recorded on November 2, 1988, in Book 7695, Page 851, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20000420-0039465 and Instrument No. 20000420-0039466, and 20191217-0129946 said Register's Office. See Name Affidavit of record in Instrument No. 20000420-0039467, said Register's Office.

Said property is being conveyed "AS-IS."

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein

This is property with a common address of 4808 Illinois Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.(3) Name Affidavit of record in Instrument No. 20000420-0039467, said Register's Office.(4) Scrivener's Affidavit or record in Instrument No. 20000420-0039465 and Instrument No. 20000420-0039466, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of December 2019.

X Faye Elkins

Faye Elkins

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this 16th day of December 2019.

CINDY SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $330,000.00.

Affiant

Subscribed and sworn before me this 16th day of December 2019.

Notary Public
My Commission Expires: _____

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

File No. 1912K252