WARRANTY DEED

Karen Johnson Davidson County
Batch# 339090 DEEDWARR
01/07/2020 07:54:19 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20200107-0001770

MST 2019-1956 (Seller only)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2019

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE DOVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philippe A. Francoz and Sylvie M. Francoz	Same as New Owner	105-14-0S-004.00-CO
(NAME)	(NAME)	
5076 Marc Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gremada Industries, Inc., a North Dakota Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philippe A. Francoz and Sylvie M. Francoz, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of 2208 Elliott Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 2208 Elliott Avenue, of record in Instrument No. 20171222-0130576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gremada Industries, Inc., a North Dakota Corporation by Warranty deed from Dana Laurae True and Margaret Becker, married of record in Instrument No. 20170926-0098189 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 26, 2017.

Subject to: Subject to all matters shown on the Plan of record in Plat Book 547, Page 126, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171222-0130576, Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas and/or elements.

This property, known as 2208 C Elliott Ave, Nashville, TN 37204
(House Number) (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

12.30.19

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 my/our hand(s) this 30th DAY OF December, 2019.

Gremada Industries, Inc.

BY: Steven F. Walker

Steven F. Walker Title: Its Presideent

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public in and for said State and County, personally appeared Steve F. Walker, its President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, to be Agent of Gremada Industries, LLC, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2019.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-HF-M-2208C