THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191223919

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of January, 2020.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2023

Karen Johnson Davidson County
Batch# 340186 DEEDWARR
01/08/2020 08:43:38 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20200108-0002444

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ELB Properties, LLC 6505 Jocelyn Hollow Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129 02 0 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis J. Garwood and Deanna M. Garwood, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ELB Properties, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 731, as shown on the Plan of West Meade Farms Inc Section VII, as of record in Book 2331, Page 13, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 731 fronts 210.5 feet on the Southerly side of Jocelyn Hollow Road as measured along a slight curve, and runs back 325 feet on the Easterly line and 357.1 feet on the Westerly line, to a dead line, measuring 77.8 feet thereon.

Being the same property conveyed to Dennis J. Garwood and Deanna M. Garwood, husband and wife, as joint tenants with right of survivorship by General Warranty Deed from Dennis J. Garwood and Deanna M. Garwood, who acquired title as Deanna M. Klapka, husband and wife of record in Instrument No. 20180123-0007019, in the Register's Office of Davidson County, Tennessee, dated December 26, 2017 and recorded on January 23, 2018.

Being the same property conveyed to Dennis J. Garwood, a single person and Deanna M. Klapka, a single person by Warranty Deed from Les Lazarus, an unmarried man of record in Instrument No. 20150303-0018432, in the Register's Office of Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC. SECTION VII, as recorded in Plat Book 2331, Page(s) 13.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2340, Page 513 and Amendment to Restrictive Covenants recorded in Book 2341, Page 221.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6380, Page 300.

Easement for the flow of the waters of the Jocelyn Hollow Branch river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Jocelyn Hollow Branch river (or creek), free from diminution or pollution.

This is improved property located at 6505 Jocelyn Hollow Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2020.

Dennis J. Garwood

Deanna M. Garwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis J. Garwood and Deanna M. Garwood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022