Karen Johnson Davidson County
Batch# 375805 DEEDWARR
03/23/2020 10:44:27 AM 2 pgs
Fees: $13.00 Taxes: $1,208.05
20200323-0031323

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Elite Design & Construction, A Tennessee Limited Liability Company,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Greer C. Gill, a single woman,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee, being Lot No. 98 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elite Design & Construction, LLC, A Tennessee Limited Liability Company from Bond Realty, LLC by deed dated June 5, 2019, of record in Instrument Number 20190606-0054060, Register's Office of Davidson County, Tennessee. See also deed from Music City Holdings, LLC to Bond Realty, LLC, A Missouri Limited Liability Company dated April 6, 2018, of record in Instrument Number 20180430-0040477, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed from Michael Copley Springer, as Administrator of the Estate of Gladys Helen Copley Springer, Deceased under Docket No. 02P1158 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), individually and as the only child and heir at law of the said Gladys Helen Copley Springer deceased to Michael Copley Springer dated April 19, 2018, of record in Instrument Number 20180426-0039404, Register's Office of Davidson County, Tennessee. See also deed from Michael Copley Springer to Music City Holdings, LLC dated April 20, 2019, of record in Instrument number 20180426-0039414, Register's Office of Davidson County, Tennessee. See also Affidavit of Inheritance dated May 20, 2003 from Gladys Helen Copley Springer, now being deceased leaving Michael Copley Springer the only surviving tenant, of record in Instrument Number 20030520-0068912, Register's Office of Davidson County, Tennessee.

Map/Parcel - 119-11-0-134

Property Address: 78 East Thompson Lane, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized

And possessed of said real estate and that FIRST PARTY has a good and lawful right to

convey the same, and that it is unencumbered except for easements and/or restrictions, if

any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to

said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 20 day of March,

2020.

Elite Design & Construction, LLC, A Tennessee Limited Liability Company

member

By- Nisha A. Sevlani, Member

Member

By- Ritesh J. Budhrani, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, **Nisha A. Sevlani** and **Ritesh J. Budhrani**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that are Managing Members of **Elite Design & Construction, LLC, A Tennessee Limited Liability Company** and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 20 day of March, 2020.

My commission expires:
February 28, 2022

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

STATE OF TENNESSEE – _____ COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **326,500.00.**

Affiant

Subscribed and sworn to before me, this 20 day of March, **2020.**

My commission expires:
February 28, 2022

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

NEW PROPERTY OWNERS:

Greer C. Gill

78 E. Thompson Lane

Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

Same