THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35351-02-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2020. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Patricia L. Scott, James A. Anckner 727 Greeley Drive Nashville, TN 37205	Send Tax Bills To: **NEW OWNER**	Tax Information: Map and Parcel No.: 115 04 0 037 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, E.L. Construction, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Patricia L. Scott and James A. Anckner, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 727 Greeley Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 380008 DEEDWARR
03/31/2020 12:24:52 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20200331-0034434

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2020.

E.L. Construction, LLC, a Tennessee limited liability company

BY: Eric, Sole member
Eric Larence, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Larence, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member of E.L. Construction, LLC, a Tennessee limited liability company, and as such Sole Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 255 fronts 190 feet on the southwesterly side of Greeley Drive and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to E.L. Construction, LLC, a Tennessee limited liability company, by deed dated May 24, 2019 from Leah Berman, Trustee of The Leah Berman Living Trust, established by the Revocable Trust Agreement of Leah Berman, dated May 09, 2007, of record in Instrument No. 20190529-0050585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 115 04 0 037 00.
2. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4403, page 131, Register's Office for Davidson County, Tennessee.