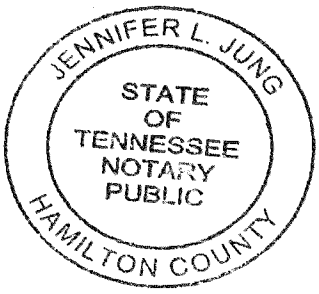
Karen Johnson Davidson County
Batch# 494564 DEEDWARR
10/14/2020 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $11,100.00
20201014-0119233

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-050960

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Woodplex GP	Woodplex GP	
(NAME)	(NAME)	
2610 Westwood Drive	2610 Westwood Drive	13 Map/Parcels
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE MILLION AND NO/100 DOLLARS ($3,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELAM'S HOUSING RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WOODPLEX GP, 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:

Legal Descriptions:

Tract 1: 107 A Lutie Street; 119-05-0-417.00

Land in Davidson County, Tennessee, being Lot(s) 154, as shown on the map entitled Subdivision of Lots No's 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND WIFE, MARIDEAN ELAM, by deed from AARON C. WATTS AND RITA ANN WATTS, of record in Book 6123, Page 249, dated August 23, 1983, said Register's Office.

Tract 2: 107 C Lutie Street; 119-05-0-416.00

Land in Davidson County, Tennessee, being Lot(s) 153, as shown on the map entitled Subdivision of Lots No's 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, of record in Book 332, Page 148 (formerly incorrectly recited as Book 332, Page 158), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND MARIDEAN ELAM, by deed from JANET MOOREHEAD FRIESINGER AND HUSBAND, GOTTLIEB C. FRIESINGER, of record in Book 6062, Page 232, dated May 18, 1983, said Register's Office.

Tract 3: 109 A Lutie Street; 119-05-0-311.00

Land in Davidson County, Tennessee, being Lot(s) 152, as shown on the map entitled Subdivision of Lots No's 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND WIFE, MARIDEAN ELAM, by deed from WIRT C. MCKNIGHT AND PETER A. YOUNG, A PARTNERSHIP, of record in Book 6098, Page 603, dated July 18, 1983, said Register's Office.

Tract 4: 111 Lutie Street; 119-05-0-310.00

Land in Davidson County, Tennessee, being Lot(s) 151, as shown on the map entitled Subdivision of Lots No's 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND WIFE, MARIDEAN ELAM, by deed from SAMUEL R. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record in Book 7519, Page 665, dated April 15, 1988, said Register's Office.

Tract 5: 115 Lutie Street; 119-05-0-309.00

Land in Davidson County, Tennessee, being Lot(s) 150, as shown on the map entitled Subdivision of Lots No's 3 and 4 and Parts of 5 and 6 Cumberland Nurseries Plan, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND WIFE, MARIDEAN ELAM, by deed from JOE W. STEWART, JR. AND WIFE, DONNA SUE STEWART, of record in Book 8044, Page 53, dated February 9, 1990, said Register's Office.

Tract 6: 306 Lutie Street; 119-05-0-183.00

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Re Subdivision of Lots 4, 5, 6, 7, 8, 9 in Blk 27, Lots 2, 3, 5, 6 in Blk 26 and Blks 23 and 24 Cumberland Nurseries, of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND WIFE, MARIDEAN ELAM, by deed from JAMES RICKEY CONNOR AND WIFE, CATHY L. CONNOR, of record in Book 6017, Page 112, dated March 3, 1983, said Register's Office.

Tract 7: 222 Peachtree Street; 119-01-0-478.00

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 Cumberland Nurseries Subd, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM, A SINGLE PERSON, by deed from GARY W. FRAZIER AND WIFE, SHANNON FRAZIER; AND ELIZABETH W. WRIGHT, A SINGLE PERSON, of record in Book 5689, Page 847, dated December 12, 1980, said Register's Office.

Tract 8: 328 Peachtree Street; 119-01-0-433.00

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled W. G. Thuss Addition, of record in Book 332, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
Being the same property conveyed to ARIEL M. ELAM AND WIFE, MARIDEAN ELAM, by deed from C. E. TIDWELL AND WIFE, IMOGENE A. TIDWELL, of record in Book 8201,. Page 338, dated September 20, 1990, said Register's Office.

Tract 9: 215 Valeria Street; 119-01-0-468.00

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 Cumberland Nurseries Subd, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to ARIEL M. AND MARIDEAN ELAM, by deed from DUKES, DUKES & LEDFORD, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 6985, Page 211, dated August 28, 1986, said Register's Office.

Tract 10: 228 Valeria Street; 119-01-0-491.00

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 Cumberland Nurseries Subd, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to ARIEL M. AND MARIDEAN ELAM, by deed from DUKES, DUKES & LEDFORD, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 6985, Page 211, dated August 28, 1986, said Register's Office.

Tract 11: 332 A Valeria Street; 119-01-0-357.00

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled W. G. Thuss Addition, of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND MARIDEAN ELAM, by deed from BILL D. SAUNDERS AND WIFE, LINDA A. SAUNDERS, of record in Book 6516, Page 729, dated March 20, 1985, said Register's Office.

Tract 12: 334 Valeria Street; 119-01-0-358.00

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled W. G. Thuss Addition, of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND MARIDEAN ELAM, by deed from BILL D. SAUNDERS AND WIFE, LINDA A. SAUNDERS, of record in Book 6516, Page 735, dated March 20, 1985, said Register's Office.

Tract 13: 527 Wedgewood Avenue; 105-11-0-288.00

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled George I. Waddey's Subdivision of the South Part of Horton Lots No. 4, 5 and 6, of record in Book 547, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARIEL M. ELAM AND WIFE, MARIDEAN ELAM, by deed from KATHERINE OWEN CAVENDER, of record in Book 7052, Page 70, dated November 24, 1986, said Register's Office.

Tracts 1 - 13 being part of the same property conveyed to ELAM'S HOUSING RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed dated July 1, 2010, of record in Instrument No. 20100701-0051787, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all matters of public record, (2) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 107 A Lutie Street, Nashville, TN 37210

107 C Lutie Street, Nashville, TN 37210
109 A Lutie Street, Nashville, TN 37210
111 Lutie Street, Nashville, TN 37210
115 Lutie Street, Nashville, TN 37210
306 Lutie Street, Nashville, TN 37210
222 Peachtree Street, Nashville, TN 37210
328 Peachtree Street, Nashville, TN 37210
215 Valeria Street, Nashville, TN 37210
228 Valeria Street, Nashville, TN 37210
332 A Valeria Street, Nashville, TN 37210
334 Valeria Street, Nashville, TN 37210
527 Wedgewood Avenue, Nashville, TN 37203

(House No.) (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 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 the 9th day of October, 2020

Elam's Housing Rentals, LLC, a Tennessee limited liability company

BY: _____
Ariel M. Elam
Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of October, 2020, before me personally appeared Ariel M. Elam, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Elam's Housing Rentals, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of October, 2020.

_____
Notary Public

My Commission Expires: 9.20.23

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022