WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-96360-DS

WARRANTY DEED

Karen Johnson Davidson County
Batch# 516793 DEEDWARR
11/16/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20201116-0134589

State of Tennessee
County of DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

IRENE M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: PLEASE FILL IN:	MAP PARCEL NUMBERS
ELLISTON, GP	NEW OWNER	Map & Parcel 092-15-0-17100
(NAME)	(NAME)	
5215 Harding Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Page Donnell Burklow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **ELLISTON, GP, a Tennessee General Partnership,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the North part of Lot 20 on the map of Buford Subdivision of Part of the Elliston Land, as of record in Book 332 Page 8, Register Office of Davidson County. also part of an old road way line between said lot No 20 and the east part of said lot No. 11 in A.A. Melliers Plan beginning at the southeast corner of Elliston Place and a 15 foot alley being 172.2 feet easterly from the easterly margin of Louise Avenue and being the northwest corner of said lot No 20; thence with the southerly margin of Elliston Place Easterly 20 feet more or less to James W. Dranes NW corner; thence with his west line southerly 108 feet more or less to the northerly margin of an alley; thence with the northerly margin of said alley westerly 52 feet more or less to the easterly margin of the first mentioned alley; thence with the easterly margin of said alley northerly to the beginning

Tract 3

The easterly part of Lot No. 11 on the A.A. Melliers plan of part of lot No 156 Boyd Home Tract as of record in Book No 57 page 127 of the Register's Office for Davidson County, Tennessee and including part of an old road or street which formerly ran through Lot No. 11 described as follows:

Beginning on the southerly margin of Elliston Place, formerly Church Street or Harding Pike, at the corner of Lots 10 and 11 on said plan; thence with the southerly margin of Elliston Place, westerly 30 feet more or less, to Mrs. Laura Malone NE corner; thence southerly with her line about 108 feet more or less to the northerly margin of an alley; thence with said alley easterly 30 feet more or less, to the SW corner of lot No. 10; thence with the line between lots no. 10 and 11 northerly 112 feet more or less, to the beginning.

Being the same property conveyed to Ann Page Donnell Burklow, by deed from Trustee's Quitclaim, executed by Jonathan Kent Burklow, Sr., and Jonathan Kent Burklow, Jr., and Anne Page Donnell Burklow, Trustees for the Ridley E. Donnell Jr., Trust, dated September 25, 2007, as shown of record in Instrument #200710250125948, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown In Plat Book 332, page 90, and Book 4576, page 174, Register's Office for Davidson County, Tennessee. This conveyance is subject to an Order by Instrument #200611020135936, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 2219 Elliston Place, Nashville, TN 37203
(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 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 hand this 11th day of November, 2020.

Ann Page Donnell Burklow

STATE OF GEORGIA

COUNTY OF Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Page Donnell Burklow the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th Day of November, 2020.

Notary Public

My Commission Expires: 5/30/2023

PHYLLIS GRAY NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES May 30, 2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM