WARRANTY DEED

Karen Johnson Davidson County
Batch# 600684 **DEEDWARR**
03/26/2021 09:33:22 AM 2 pgs
Fees: $13.00 Taxes: $2,268.10

20210326-0039981

DM-SB-C-21-218A-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terrance Lamonte Bond	**New Owner**	
(NAME) **218 A Treutland Avenue**	(NAME)	**082 11 0 031.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELITE TERRA, LLC, A TENNESEE LIMITED LIABILITY COMPANY AND TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRANCE LAMONTE BOND, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 218 Treutland Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 218 Treutland Avenue, a Horizontal Property Regime, of record in Instrument Number 20200409-0037652, amended in Instrument No. 20210205-0017013, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to TaylorMade Contracting, LLC, a Tennessee limited liability company and Elite Terra LLC, a Tennessee limited liability company, by Quitclaim Deed from TaylorMade Contracting, LLC, a limited liability company, of record in Instrument No. 20200506-0047329, in the Register's Office of Davidson County, Tennessee, dated May 1, 2020 and recorded on May 6, 2020.

Being part of the same property conveyed to TaylorMade Contracting, LLC, a Limited Liability Company, by Warranty Deed from Ryan W. Walker, of record in Instrument No. 20200227-0021998, in the Register's Office of Davidson County, Tennessee, dated February 24, 2020 and recorded on February 27, 2020.

Being part of the same property conveyed to Ryan W. Walker, by Warranty Deed from Luis Molina, a married man, of record in Instrument No. 20091222-0116507, in the Register's Office of Davidson County, Tennessee, dated December 18, 2009 and recorded on December 22, 2009. Being corrected by Scrivener's Affidavit of record in Instrument No. 20100226-0014762, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 082 11 0B 001.00
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat

of Bryans Addition Edgefield, as recorded in Plat Book 21, Page(s) 63.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200409-0037652 and amended in Instrument No. 20210205-0017013.

• Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20200730-0084061.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **218 A Treutland Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24 DAY OF MARCH, 2021.

Elite Terra, LLC, a Tennesee Limited Liability Company

BY: _____
Eric Taylor
Sole Member

TaylorMade Contracting, LLC, a Tennessee Limited Liability Company

BY: _____
Phillip E. Taylor
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ELITE TERRA, LLC, A TENNESEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212