WARRANTY DEED

Karen Johnson Davidson County
Batch# 609404 DEEDWARR
04/07/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210407-0045953

File No. DH-21-348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Lovelady	Newowner	
(NAME)	(NAME)	
500 Creative Way, Unit 3		051-10-0I-010.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ellington Group, GP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Lovelady, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Unit 10, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Ellington Crossing Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190104-0001080, First Amendment in Instrument No. 20190108-0002096, Second Amendment in Instrument No. 20210111-0004563 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ellington Group, GP by Warranty deed from Briarville Partners, GP, a Tennessee General Partnership of record in Instrument No. 20170125-0007944 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 25, 2017. (Value or consideration as shown in aforementioned deed $550,000.00.).

Being a portion of the same property conveyed to Ellington Group, GP, a Tennessee General Partnership by Warranty deed from Cyan Properties L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20170823-0086517 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 23, 2017. (Value or consideration as shown in aforementioned deed $60,000.00.).

Being a portion of the same property conveyed to Ellington Group, GP, a Tennessee General Partnership by Quitclaim deed from Ellington Group, GP, a Tennessee General Partnership of record in Instrument No. 20181101-0108554 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 01, 2018. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 500 Creative Way #3 Nashville, TN 37115.

This is property more commonly known as 500 Creative Way, Unit 3, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 5th day of April, 2021.

Ellington Group, GP, a Tennessee Partnership

By: _____
Tom Muhsin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2021, before me personally appeared Tom Muhsin of Ellington Group, GP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2021.

_____
Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024