Karen Johnson Davidson County
Batch# 622128 DEEDWARR
04/26/2021 10:42:08 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210426-0054996

GENERAL WARRANTY DEED

This instrument prepared by:

John R. Wilks
Attorney At Law
1935 21st Avenue South, Suite 100
Nashville, TN 372121

TAX BILLS TO:

Leighton Frank Taylor
500 Creative Way, Unit 9
Madison, TN 37115

Tax Identification: **051 10 0I 004 00**

For good and valuable consideration received, **ELLINGTON GROUP, GP, a Tennessee General Partnership, does hereby** sell and convey unto **LEIGHTON FRANK TAYLOR, an unmarried man,** the following described real estate:

Land in Davidson County, Tennessee being Unit 4 of the Niche (formerly known as the Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, and as amended in Instrument No. 20190108-0002096 and Instrument No. 20210111-0004563, in said Register's Office.

Being a portion of the 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, in the Register's Office for Davidson County, Tennessee, dated October 29, 2018, and recorded November 1, 2013.

This is improved property known as 500 Creative Way, Unit 9, Madison, TN 37115

TO HAVE AND TO HOLD unto grantee in fee simple. Grantor covenants lawful seizin and possession, right to convey, and that the land is unencumbered, and will warrant and defend the title thereto against all lawful claims. This 7 day of April, 2021.

ELLINGTON GROUP, GP

By: Michael Saba, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of April, 2021, before me personally appeared ~~Tom~~ Mohamed Sabry ~~Mulsin~~, to me know (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Managing Partner of Ellington Group, GP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Ellington Group, GP, as Managing Partner

Witness my hand and official seal, this the 7 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is **$325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Leighton Frank Tofa
AFFIANT

Sworn to and subscribed before me on this the 7 day of April, 2021.

NOTARY PUBLIC

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024