BOX 10-A

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLIOTT DEVELOPMENT, LLC	**SAME**	**103-01-0-103.00**
(NAME)	(NAME)	
3844 S. MOUNT JULIET RD.		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 638099 **DEEDWARR**
05/18/2021 09:51:56 AM 2 pgs
Fees: $13.00 Taxes: $1,435.60

20210518-0066687

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Beginning on a stone in the south boundary of the north part of Hill Circle Drive 300 ft. east of Cowden Ave; thence north 82° east 86 ft. to a stone; thence south 80° 30'' east 14 ft. to a stone; thence south 2° 15'' west 125.2 ft. to a stake at top of hill; thence with north line of Hill Top Lot south 75° 15'' west 55 feet to a stake; thence north 18° west 136 ft. to the beginning. Being Lot No. 4 section 5 in Cowden sub-division and being a part of a tract of land conveyed to John T. Lellyette to Lillian S. Cowden by deed of record in Register's Office of Davidson County, Tennessee, Book 505, page 506.

Being part of the same property conveyed to Douglas M. Simpson and Dwayne Smith from Wilson Enterprises, Inc., by deed dated September 1, 2004, of record in Instrument No. 20040902-0106517, said Register's Office. Further being part of the same property conveyed to Douglas M. Simpson from Dwayne Smith, by Quitclaim deed dated August 7, 2015, of record in Instrument No. 20150810-0079740, said Register's Office. Being further conveyed to Stonehouse Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated November 12, 2020, of record in Instrument No. 20201112-0133717, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **6025 HILL CIRCLE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 14 day of May, 2021.

STONEHOUSE CONSTRUCTION, LLC
A Tennessee Limited Liability Company

Chairman & President

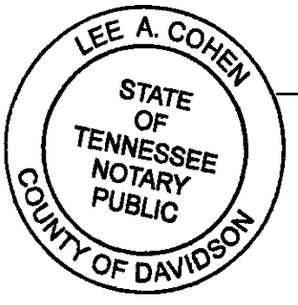
By: Douglas M. Simpson, Chairman & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Douglas M. Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman and President of **STONEHOUSE CONSTRUCTION, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chairman and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **STONEHOUSE CONSTRUCTION, LLC,** by himself as such Chairman and President.

Witness my hand and official seal at office this 14 day of May, 2021.

My commission expires: **May 2, 2022**



Notary Public