BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 652212 DEEDWARR
06/09/2021 08:11:58 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20210609-0077056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elliott Development, LLC	New Owner	
(NAME)	(NAME)	092 13 0 367.00
3844 S. Mt. Juliet Rd.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, WE, **L & W DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, 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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Map of Hortense Place, of record in Plat Book 161, Page 167, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Larimore, married, by Warranty Deed from Stephen Daves, unmarried, of record in Instrument No. 20190515-0045926, in the Register's Office of Davidson County, Tennessee, dated May 14, 2019 and recorded on May 15, 2019.

Being the same property conveyed to L & W Development Group, LLC, a Tennessee limited liability company, by Quit Claim Deed from Mark Larimore, married, of record in Instrument No. 20190712-0068001, in the Register's Office of Davidson County, Tennessee, dated July 09, 2019 and recorded on July 12, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

unimproved
This is improved x property, known as 3310 Nevada Ave, Nashville, TN 37209
(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 7 day of June, 2021.

L & W DEVELOPMENT GROUP, LLC

BY: _____

MARK A. LARIMORE, MEMBER-MANAGER

BY: Tim M. Wright

TIM M. WRIGHT, MEMBER-MANAGER

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of _____ County, _____, personally appeared Mark A. Larimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of L & W Development Group, LLC the within named bargainor, a limited liability company and that he as such Member-Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Manager.

Witness my hand and official seal this _____ day of _____, 2021.

Commission expires:

_____

Notary Public

STATE OF N. C.

COUNTY OF Macon

Before me, the undersigned notary public of Macon County, Tim M. Wright personally appeared Tim M. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of L & W Development Group, LLC the within named bargainor, a limited liability company and that he as such Member-Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Manager.

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

Commission expires: 6/18/2021

Crystal S. Corbin

Notary Public

NOTARY PUBLIC MACON COUNTY, N.C. CRYSTAL S. CORBIN

Witness my hand this 7 day of June, 2021.

L & W DEVELOPMENT GROUP, LLC

BY: Mark A. Larimore

MARK A. LARIMORE, MEMBER-MANAGER

BY: _____

TIM M. WRIGHT, MEMBER-MANAGER

STATE OF AL

COUNTY OF Montgomery

Before me, the undersigned notary public of Montgomery County, AL, personally appeared Mark A. Larimore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of L & W Development Group, LLC the within named bargainor, a limited liability company and that he as such Member-Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Manager.

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

Commission expires:

Anna Larimore

Notary Public

STATE OF

COUNTY OF

Before me, the undersigned notary public of _____ County, _____, personally appeared Tim M. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member-Manager of L & W Development Group, LLC the within named bargainor, a limited liability company and that he as such Member-Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member-Manager.

Witness my hand and official seal this _____ day of _____, 2021.

Commission expires:

_____

Notary Public