Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 660405 **DEEDWARR**
06/21/2021 09:40:16 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20210621-0083063

DM-SB-ARE-21-1147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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)
Millworks, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME) 2239 Chickering Lane	**144 06 0 023.00**
2239 Chickering Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ELIE J GHANEM, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILLWORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Section One, Chickering Park, of record in Book 2330, page 159 as amended in Book 4249, page 292, Register's Office for said County.

SAID Lot No. 16, which is a corner lot, fronts 303.6 feet on the Northwesterly margin of Chickering Park Drive and fronts 175.23 feet on the Southwesterly margin of Crater Hill Road, said frontages being joined by a curve having a length of 37.56 feet, and extends back 387.4 feet on the broken Northwesterly line and 286.88 feet on the broken Southwesterly line. Said line located on the Northeasterly margin of Ridgewood Drive formerly Forest Hills Drive and connecting to the said Northwesterly margin of Chickering Park Drive by a curve with the length of 39.27 feet.

Being the same property conveyed to Elie J. Ghanem, a single person, by Warranty Deed from George Waterhouse and spouse. Gloria J. Waterhouse, of record in Book 9553, Page 258 and Instrument of Correction recorded in Book 9615, Page 801, in the Register's Office of Davidson County, Tennessee, dated December 16, 1994 and recorded on December 22, 1994.

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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Chickering Park, as recorded in Plat Book 2330, Page(s) 159 and amended in Book 4249, Page 292.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Chickering Park Section I recorded in Book 2800, Page 611.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6279, Page 975.
- Easement for Temporary Construction Easement, recorded in Instrument No. 20111012-0079453.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1147 Crater Hill Dr, Nashville, Tennessee 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 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 18 DAY OF JUNE, 2021.

Elie J Ghanem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIE J GHANEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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