WARRANTY DEED

J-ACR-21-261-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 696495 **DEEDWARR**
08/12/2021 03:20:54 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20210812-0109161

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
DLSM Family Trust	**New Owner**	
(NAME)	(NAME)	**103-02-0C-105.00-CO**
6412 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ELEVATE VISTA LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE MCELVY AND DAPHNE D. LARKIN, TRUSTEES OF THE DLSM FAMILY TRUST,** 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:

Unit 105, together with the appurtenant interest in the common elements, of West End Terrace, a horizontal property regime established by Master Deed and ByLaws of record in Book 6657, Page 549, amended in Book 7541, Page 955, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is made for a more particular description of said property.

Being the same property conveyed to Raghu Upender and Dhruti Upender, husband and wife by Warranty deed from Treavor C. Carter of record in Instrument No. 20160219-0016165 Register's Office for Davidson County, Tennessee, dated February 03, 2016 and recorded on February 19, 2016.

Being a portion of the same property conveyed to Elevate Vista LLC, a Tennessee limited liability company by Quitclaim deed from Raghu Upender and Dhruti Upender, husband and wife of record in Instrument No. 20201112-0133723 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 12, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Charter for HOA in Book 7142, page 904, amended in Book 7584, page 269; Book 7589, page 847, as amended in Book 7589 page 849, Register's Office for Davidson County, Tennessee.
- By-Laws attached to Master Deed of record in Book 6657, page 572, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "D" to the Master Deed of record in Book 6657, page 549, amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 3642, Page 417, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Right with reference to an 8 inch sanitary sewer shown on Plans of Project No. 64-S-16 on file in the Office for Metropolitan Sewer Service Division as referred to in Deed of Conveyance of record in Book 3840, page 386, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage in Book 3859, page 859, Register's Office for Davidson County, Tennessee.
- Permanent and Temporary Construction Easements in Book 5894, pages 97 & 101, Register's Office for Davidson County, Tennessee.
- Easement for Television Cable granted to Viacom Cablevision in Book 5974, page 755, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **261 White Bridge Pike #105, Nashville, Tennessee 37209**.

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 11th DAY OF AUGUST, 2021.

Elevate Vista LLC, a Tennessee limited liability company

BY: _____
Dhruti Upender
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DHRUTI UPENDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of ELEVATE VISTA LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of August, 2021.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

RUDY COUNTY

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

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