BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 769710 **DEEDWARR**
12/08/2021 09:38:55 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20211208-0162640

State of Tennessee
County of Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elliott Development, LLC	Elliott Development, LLC	12910003500
(NAME)	(NAME)	
3844 S. Mt Juliet Road	3844 S. Mt Juliet Road	
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eldon R. Spraker III, unmarried,** 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:

BEING Lot No. 59 on the Plan of West Meade Park, Inc., Section 3, as shown by plat of record in Plat Book 3300, Page 23, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Eldon R. Spraker III, unmarried by deed from Ruth M. Spraker, Eldon R. Spraker, III, unmarried, and Cindy Spraker Loftin and husband, Roy B. Loftion, dated 1-5-99 of record in Record Book 11296, Page 157, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 0 Ellesmere Road, Nashville, TN 37205
(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.

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

Witness my hands this 6th day of December, 2021.

Eldon R. Spraker III

State of Tennessee
County of ~~Wilson~~ DAVIDSON

Personally appeared before me Eldon R. Spraker III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2021.

Notary Public Judy Reed
My Commission Expires: 11-22-25

File No.: 2514

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY