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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36863-01-2022** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of January, 2022.<br><br>Notary Public<br><br>My Commission Expires: |

MARIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Garwill LLC and<br>Jonathan Gantt Neill<br>732 Greeley Drive<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New owner<br>208 Keyes Ct<br>Brentwood TN 37027 | **Tax Information:**<br>Map and Parcel No.<br>11504006300 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eloise G. Belote, also known as Eloise Robertson Belote, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garwill LLC, a Tennessee limited liability company and Jonathan Gantt Neill, as tenants in common** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 732 Greeley Drive, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 799646 DEEDWARR
02/03/2022 11:14:25 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00

20220203-0012874

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 31st day of January, 2022.

Eloise G. Belote, also known as Eloise Robertson Belote,
by James Richard Belote, Jr., her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Richard Belote, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Eloise G. Belote, also known as Eloise Robertson Belote, and he is authorized by Eloise G. Belote, also known as Eloise Robertson Belote to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of January, 2022.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 216 fronts 190 feet on the Northeasterly side of Greeley Drive and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to James R. Belote and wife, Eloise G. Belote, by Warranty Deed from Commerce Union Bank, of record in Book 4789, Page 459, in the Register's Office of Davidson County, Tennessee, dated February 07, 1974 and recorded on February 19, 1974. The said James R. Belote died on June 07, 2012, leaving Eloise G. Belote as the sole and surviving tenant by the entirety.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 2331, Page(s) 95 and 96, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2544, Page 16, Register's Office for Davidson County, Tennessee.
4. Easement for ten-foot Utility, recorded in Book 2544, Page 16, Register's Office for Davidson County, Tennessee.