BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 901353 DEEDWARR
08/10/2022 09:28:08 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20220810-0090825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

THIS INSTRUMENT WAS PREPARED BY
Hall, Ramsey, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Assurance Restoration and Roofing, Inc.	New Owner	
(NAME)	(NAME)	081-11-0-573.00
607 Woodlett Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ELITE CONTRACTING AND PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASSURANCE RESTORATION AND ROOFING, INC.**, 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. 106 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 106 fronts 50 feet on the Westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines, along the southerly margin of Wheless Street, 150 feet to an alley.

Being the same property conveyed to Reverend Roosevelt G. Elam, Jr and Mrs. Wilmatine H. Elam by Installment deed from Harry Gordon and wife, Gladys Gordon of record in Book 4938, page 343, Register's Office for Davidson County, Tennessee, dated August 1, 1975 and recorded on August 4, 1975. Reverend Roosevelt G. Elam, Jr. having died on or about October 14, 2011 leaving Mrs. Wilmatine H. Elam as the remaining tenant by the entirety.

Being the same property conveyed to Taylormade Contracting, LLC, A Tennessee Limited Liability Company by Warranty deed from Wilmatine H. Elam, unmarried of record in Instrument No. 20220608-0065637 Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 08, 2022.

Being the same property conveyed to Elite Contracting and Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Taylormade Contracting, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220726-0085252 Register's Office for Davidson County, Tennessee, dated July 8, 2022 and recorded on July 26, 2022.

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.

unimproved
This is improved x property, known as 1641 11th Ave N, Nashville, TN 37208
(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 9th day of August, 2022

ELITE CONTRACTING AND PROPERTIES, LLC

BY: _____

PHILLIP TAYLOR, MEMBER

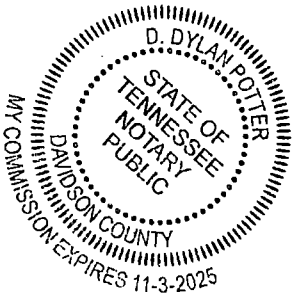
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Phillip Taylor, 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 of Elite Contracting and Properties, LLC, and that he as such Member of Elite Contracting and Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Elite Contracting and Properties, LLC, LLC.

Witness my hand and official seal this 9th day of August, 2022.

Commission expires:



_____

Notary Public