Karen Johnson Davidson County
Batch# 989700 DEEDWARR
04/10/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $10,452.50
20230410-0025493

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $2,825,000.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clark H. Elliott	**New Owner**	**094-00-0-173.00**
6015 Murray Lane		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

C. C. Elliott, Jr., AKA Cecil C. Elliott, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clark H. Elliott, a married man

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:

Tract 1: *Map/Parcel 094-00-0-173.00*

Land in Davidson County, Tennessee, being Lot Nos. 1A and 1B on the Plan of River Hills Industrial Park of record in Book 5200, Page 564, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to C.C. Elliott, Jr. by Warranty Deed from W. J. Hayes, Jr. and William J. Hayes, III, dated August 28, 1986, of record in Book 6963, Page 17, Register's Office for Davidson County, Tennessee.

Tract 2: *Map/Parcel 094-00-0-143.00*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of River Hills Industrial Park, Sections 24, 26 and 27, of record in Instrument No. 20040628-0076355, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to C.C. Elliott, Jr. by Warranty Deed from D & C Partners, a Tennessee General Partnership and Diane Davidson Dioguardi, dated June 9, 2004, of record in Instrument No. 20040719-0086036, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Tract 1: This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 564, Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Book 7309, Page 43 and Collateral Assignment of Lease in Book 7309, Page 45, in the Register's

Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 4816, Page 418 and Book 7477, Page 773, Register's Office for Davidson County, Tennessee. Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 176, in the Register's Office for Davidson County, Tennessee. Sewer and Drainage Easement referenced in Deed of record in Book 5741, Page 913, Register's Office for Davidson County, Tennessee. Flowage Easement of record in Book 2156, Page 417, Register's Office for Davidson County, Tennessee. All matters of record in Plat Book 6200, Page 696, in the Register's Office for Davidson County, Tennessee.

c. Tract 2: This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20040628-0076355, Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Book 7309, Page 43 and Collateral Assignment of Lease in Book 7309, Page 45, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 4816, Page 418 and Book 7477, Page 773, Register's Office for Davidson County, Tennessee. Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 176, in the Register's Office for Davidson County, Tennessee. Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee. Reciprocal Easement Agreement of record in Book 7333, Page 884, in the Register's Office for Davidson County, Tennessee.

d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property with addresses of 211 & 215 River Hills Drive, Nashville, TN 37210.

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 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/our hand(s) this 31st day of March, 2023.

C.C. Elliott, Jr. by A. Scott Hubbard Attorney in fact

C. C. Elliott, Jr.
By: A. Scott Hubbard, his Attorney-In-Fact

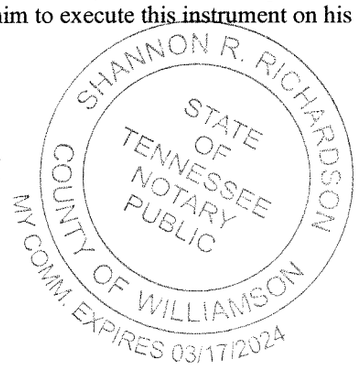
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of C. C. Elliott, Jr., also known as Cecil C. Elliott, Jr., for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for C. C. Elliott, Jr., and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of March, 2023.

Shannon R Richardson

Notary Signature
My commission expires: 3/17/2024



File #: **23-102**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

3/31/23.

Date

Affiant Signature

March 31, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 31st day of March, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON