WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/06 10:10 2 pgs
Fees:13.00 Taxes:210.90

20060612-0069433

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark LePera and Michael Leone	Mark LePera	Map 81-14
(NAME) 1610 24th Avenue N	(NAME) 8930 Beacon St.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Ft. Meyers, FL 33907	Parcel 100
(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, **Tennessee Equity Holdings, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark LePera and Michael Leone**, 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 the northerly 50 feet of the southerly 150 feet of Lot No. 16 on the Plan of Georgia Industrial Realty Company's North Nashville Subdivision, as shown of record in Plat Book 421, Page 188, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ridley Lee and wife, Willie Lee by Deed from Orville Zickler and wife, Bertha Lee Zickler, filed for record 4/18/52 in Record Book 2043, Page 304, Register's Office for Davidson County, Tennessee, and being further conveyed to Sonya Bernita Hobbs by Affidavit of Heirship, filed for record 8/21/03 as Instrument No. 20030821-0121473, Register's Office for Davidson County, Tennessee, and being further conveyed to Tennessee Equity Holdings, Inc. by Trustee's Deed filed for record as Instrument No. 20060612000 69432 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 421, Page 188, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1610 24th Avenue 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 26TH day of MAY, 2006.

Tennessee Equity Holdings, Inc.

By: _____
Stephen Perez, President

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned Notary, personally appeared Stephen Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc. the within named bargainor, a corporation, and that such President or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 26TH day of MAY, 2006.

Commission expires:

_____
~~Notary Public~~

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008