WARRANTY DEED

FILE BOX 19B
10-08-011-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of August, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20100054951 DEEDWARR
Recvd: 09/02/10 09:34 2 pgs
Fees:13.00 Taxes:1023.05
20100902-0069759

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KEVIN D. LeGATE AND WIFE, REBECCA L. LeGATE	Pinnacle National Bank	155-16-0A
(NAME) 7048 Meadow Ridge Circle	(NAME) 150 3rd Ave So., Ste 900	346.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashvile, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARTIN G. FINE AND WIFE, JILL S. GREENSTEIN-FINE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN D. LeGATE AND WIFE, REBECCA L. LeGATE**, hereinafter called the Grantee(s), 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. 100, Traceside, Section 9, a Planned Unit Development,** of record in Instrument No. 20000103-0000455 and in Instrument No. 20000103-0000456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MARTIN G. FINE AND WIFE, JILL S. GREENSTEIN-FINE, by Deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, dated January 8, 2001, of record in Instrument No. 20010111-0003375, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Traceside, of record in Book 9236, Page 504, as amended in Book 9435, Page 493, in Book 9668, Page 889 & 899, and in Book 9677, Page 675, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **JILL S. GREENSTEIN-FINE** pursuant to a Power of Attorney executed by same on the 11TH day of MAY, 2010, and being filed for record in Instrument No. 20100902-0069758, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **7048 Meadow Ridge Circle, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of August, 2010

JILL S. GREENSTEIN-FINE

MARTIN G. FINE

By: Jill S. Greenstein-Fine
MARTIN G. FINE, 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, the within named **MARTIN G. FINE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2010.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

On this 30th day of August, 2010, before me personally appeared **MARTIN G. FINE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JILL S. GREENSTEIN-FINE**, and acknowledged that he executed the same as the free act and deed of the said **JILL S. GREENSTEIN-FINE**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2010.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

FROM: MARTIN G. FINE
TO: KEVIN D. LeGATE

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

MARTIN G. FINE, AFFIANT

Sworn to and subscribed before me this 30th day of August, 2010.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON