Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 13-0046T

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20130010314 DEEDWARR
Recvd: 02/06/13 13:41 2 pgs
Fees:13.00 Taxes:266.40
20130206-0012409

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of January, 2013.

Notary Public
Commission Expiration: 10.5.2015

ADDRESS OF NEW OWNER:
Jay A. Legenhausen
822 Mesa Court
Palo Alto, CA 94306

SEND TAX BILLS TO:
Jay A. Legenhausen
822 Mesa Court
Palo Alto, CA 94306

MAP-PARCEL:
07108034800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carter Bolling,

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay A. Legenhausen and Eileen M. Legenhausen, Trustees of THE LEGENHAUSEN FAMILY TRUST DATED 07/21/2007

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND OR ITS 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 the easterly part of Lot No. 25 on the Plan of Rawls Tract Subdivision, Section II, as of record in Book 1424, Page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Edwin Avenue, at a point 10 feet east of the corner of Lots No. 25 and 26; thence northerly and parallel with the line between said two lots, 184 feet to a point in the southerly line of Lot No. 23; thence with a line between said Lots Nos. 23, 24 and 25, eastwardly 62.26 feet to a point on the westerly margin of Edwin Avenue; thence with the same, southwardly 165.3 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southwardly 30.2 feet to a point In the northerly margin of Edwin Avenue; thence with the same, westwardly 32.2 feet to the beginning.

Being the same property conveyed to Carter Bolling, by Warranty Deed dated September 14, 2011 from Guardianship and Trusts Corporation, as Conservator for Ruby W. Smith, and filed of record on September 15, 2011 in Instrument No. 20110915-0071641, Register's Office for Davidson County, Tennessee.

THIS PROPERTY WAS SOLELY INVESTMENT PROPERTY AND NEVER THE PRINCIPAL RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **537 Edwin Street, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 28th day of January, 2013.

Carter Bolling

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 **Carter Bolling** the bargainor 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 this 28th day of January 2013.

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expiration: 10.5.2015