WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130014951 DEEDWARR
Recvd: 02/22/13 10:46 2 pgs
Fees:13.00 Taxes:436.60
20130222-0017861

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **February, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-23-2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay A. Legenhausen and Eileen M. Legenhausen	New owner	08307010200
(NAME) 725 Powers Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS) , ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Donald Johnson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jay Legenhausen and Eileen Legenhausen, as Trustees of the Legenhausen Family Trust**, 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 the easterly part of Lot No. 1, Block "A" on the Plan of Tillman Subdivision, Part 1, of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III, dated April 9, 1985, as follows:

Said part of Lot No. 1, which is a corner lot, fronts 59.3 feet (49.8 feet, more or less, by field measure) on the westerly margin of Power Avenue and fronts 132.55 (112 feet by field measure) on the southerly margin of Tilman Avenue, said frontages being joined by a curve having a length of 31.41 feet, and extends back 150 feet (140.9 feet, more or less, by field measure) on the southerly line and 70 feet on the westerly line to a point of intersection.

Being the same property conveyed to Donald Johnson, unmarried, by deed from Mary Ann Mott, unmarried, dated March 31, 1987 of record in Book 7191, page 91, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 725 Powers Avenue, Nashville, TN 37206

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, has 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 our hands this **15th** day of **February, 2013**

Donald Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Donald Johnson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **February, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016