PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/16/13 14:34 3 pgs
Fees:18.00 Taxes:1220.63
20130516-0049615

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of May, 2013 by and between **Tortuga Investments, LLC**, hereinafter referred to as GRANTOR, and **Eileen Legenhausen and Jay Legenhausen, wife and husband**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of United Electric Railway's Addition to East Nashville of record in Plat Book 161, page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 141 fronts 50 feet on the Southerly side of East side, formerly Ashworth, Avenue and runs back between parallel lines, 150 feet to an Alley.

Being the same property conveyed to Tortuga Investments, LLC by Warranty Deed from Kyle Skelley, unmarried, and Gaynell Skelley, unmarried dated August 15, 2012, recorded August 28, 2012, of record in Instrument No. 201208280077313, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Kyle Skelley and Gaynell Skelley, husband and wife as joint tenants with right of survivorship and not as tenants in common by Warranty Deed from Kyle Skelley, a married man, who acquired title as an unmarried man, and joined by his spouse Gaynell Skelley dated August 12, 2005, recorded September 6, 2005, of record in Instrument No. 200509060106340, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1814 Eastland Ave., Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Tortuga Investments, LLC

By: _____
Whit Smith, Member

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Whit Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Member** of **Tortuga Investments, LLC**, the within named bargainor, a corporation, and that he/she as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Member**.

Witness my hand and seal, at office in Franklin, this the 10 day of May, 2013.

_____
Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Eileen Legenhausen and Jay Legenhausen
1814 Eastland Ave.,
Nashville, TN 37206

Send Tax Statements to:

New owner

Map & Parcel 94-02-121.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $329,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carol A. Clawson
Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of May, 2013.

_____
Notary Public

My Commission Expires: 9/21/2015

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-112

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3/17/2014

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY