WARRANTY DEED

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Legenhausen, Trustee of the Legenhausen Family Trust	Jay Legenhausen, Trustee of the Legenhausen Family Trust	61-15-0-96.00
(NAME)	(NAME)	
822 Mesa Ct	822 Mesa Ct	
(ADDRESS)	(ADDRESS)	
Palo Alto, CA 94306	Palo Alto, CA 94306	
(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, Nancy U Rider, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay Legenhausen, Trustee of the Legenhausen Family Trust and Eileen Legenhausen, Trustee 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:

Being Lot No 10 Block C on the map Resubdivision of Sunnymeade as of record in Book 974, page 56 and 57 Register's office of Davidson County, Tennessee, said Lot fronts 50 feet on the northerly side of Ardee Avenue and runs back 211.8 feet on the easterly side and 209.3 feet on the westerly side to a dead line measuring 50 feet.

Being the same property conveyed to Nancy Upchurch Rider by Deed from William Lester Rider dated July 5th, 1977 and filed for record in Book 5568, page 571 register's office of Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1123 Ardee Ave., Nashville, TN 37216
(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 19th day of July, 2013.

Nancy U Rider
Nancy U Rider

BILL GARRETT, Davidson County
Trans:T20130064398 DEEDWARR
Recvd: 07/29/13 10:24 2 pgs
Fees:13.00 Taxes:258.63
20130729-0078377

STATE OF TN

COUNTY OF Davidson

Personally appeared before me the undersigned, a notary public in and for said County and State, the with in named Nancy Rider the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 3811

Notary Public

