BILL GARRETT, Davidson County
Trans:T20140036240 DEEDWARR
Recvd: 05/23/14 10:13 2 pgs
Fees:13.00 Taxes:980.50
20140523-0044610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 265,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2014.

Notary Public

My commission expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EDMOND LEGUM **BETTY LEGUM**	NEW OWNER	**09115029400**
4905 NEVADA AVE	125 Brixworth Lane, APT 4	
NASHVILLE, TN 37209	Nashville, TN 37205	

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 ACKNOWLEDGE, WE,

JUSTIN C. STRINGFIELD and SUZANNE STRINGFIELD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDMOND LEGUM and BETTY LEGUM

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 LOT NO. 808, BLOCK 36, CHARLOTTE PARK CO'S. FIRST ADDITION, OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 806 AND PART OF LOT NO. 808 ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF NEVADA AVENUE (THIRD AVENUE) AND RUN BACK BETWEEN PARALLEL LINE 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN C. STRINGFIELD and wife, SUZANNE STRINGFIELD, BY WARRANTY DEED FROM WILLIAM SHERROD RHODES, DATED 07/30/2010 AND RECORDED ON 08/04/2010 IN INSTRUMENT NUMBER 20100804-0061518, DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $233,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4905 NEVADA AVE, NASHVILLE, TN 37209.

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 in 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/our hand(s) this 16th day of May, 2014.

JUSTIN C. STRINGFIELD

SUZANNE STRINGFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JUSTIN C. STRINGFIELD and SUZANNE STRINGFIELD, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY