BILL GARRETT, Davidson County
Trans:T20140048207 DEEDWARR
Recvd: 07/07/14 13:54 2 pgs
Fees:13.00 Taxes:1437.45
20140707-0059540

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $388,500.00.

Affiant

Subscribed and sworn before me this the 27th day of June, 2014.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luke Ehret Habegger	First Tennessee Bank, NA	081-08-0-297.00
1831 4th Avenue North	300 Court Ave 3rd Fl	
Nashville, TN 37208	Memphis, TN 38103	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ENVIABLE EDITS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUKE EHRET HABEGGER AND MARTHA FEREBEE HABEGGER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 35 feet of the north 105 feet of Part of Lot No. 32 on the Plan of D.T. McGavock's Subdivision, of record in Plat Book 21, Page 64, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 35 feet on the westerly side of 4th Avenue North, and runs back between parallel lines, parallel to and 70 feet south of Coffee Street, 165 feet to an alley.

Being the same property conveyed to Enviable Edits, LLC by Quitclaim Deed from Samantha Oaks of record in Instrument No.20140610-0050309; dated June 9, 2014; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samantha Oaks by Warranty Deed from James C. Tenuta, unmarried of record in Instrument No. 20130930-0102438; dated September 27, 2013; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James C. Tenuta by Deed from Harold William Bamman of record in Instrument No. 20060404-0038180; dated January 27, 2006; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1831 4th Avenue North, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of June, 2014.

Enviable Edits, LLC

By: Samantha Oaks, Sole Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Samantha Oaks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the SOLE MEMBER of the within named bargainor, a LLC, and that HERSELF, as such SOLE MEMBER executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said SAMANTHA OAKS as such SOLE MEMBER.

Witness my hand and official seal this 27th day of June, 2014

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY