File Box 8

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlin Hornsby	STATE FARM BANK, F.S.B.	
(NAME)	(NAME)	
5314 B Indiana Ave.	111 CORPORATE OFFICE DR., #300	91-11-405
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	EARTH CITY, MO 63045-1506	
(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, **SLEGAE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN HORNSBY AND CLAUDE S. HORNSBY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 1227 in Block 176 in Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, which is an extension of the original Plan No. 1 of West Nashville of record in Book 57, Pages 74 and 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from J. Gregory Hardeman, Trustee to Slegae, LLC as recorded on the 7th day of April, 2014 in Instrument No. 20140407-0028953; part of Warranty Deed from Randall J. Calamusa and wife, Stacey R. Calamusa to Slegae, LLC, a Tennessee limited liability company as recorded on the 7th day of April, 2014 in Instrument No. 20140407-0028952 and part of Warranty Deed from William D. Hollis to Randall J. Calamusa and wife, Stacey R. Calamusa as recorded on the 1st day of October, 2012 in Instrument No. 20121001-0088933, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 57, Page(s) 74 and 75 and Plat Book 57, Page 173, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5314 B Indiana Ave., Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20140084919 DEEDWARR
Recvd: 11/10/14 14:26 2 pgs
Fees:13.00 Taxes:1202.13
20141110-0103737

Witness my hand this 7th day of November, 2014.

Slegae, LLC

By: _____
Joey Evans, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Joey Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Slegae, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2014.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015