6

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Green Eggs and Ham, LLC	Green Eggs and Ham, LLC	091 020 029.00
(NAME)	(NAME)	
7221 Keynsham Drive	7221 Keynsham Drive	
(ADDRESS)	(ADDRESS)	
Fairview, TN 37062	Fairview, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Linda G. Capley and Brandy N. Elmore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Green Eggs and Ham, LLC,** 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:

A certain Tract or parcel of land in Davidson County, Tennessee, described as follows: to wit: land in Davidson County, Tennessee, being Lot No. 4, Block 21, Map of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for said County, said Lot No. 4 fronts 50 feet on the south side of New York Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Howard L. Capley and wife, Linda G. Capley by deed dated November 8, 1985 from Oscar Odell Blythe and wife, Thelma M. Blythe of record in Book 6706, Page 21, Register's Office for Davidson County, Tennessee. The said Howard L. Capley died August 28, 2000 survived by his spouse Linda G. Capley. The said Linda G. Capley has since conveyed said property to Linda G. Capley and Brandy N. Elmore by deed of record in Instrument No. 20040728-0090226, Register's Office.

unimproved ☐

This is improved ☑ property, known as 6203 New York Avenue, 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:T20150013116 DEEDWARR
Recvd: 02/23/15 14:05 2 pgs
Fees:13.00 Taxes:429.20
20150223-0015491

Witness my/our hands this 19th day of February, 2015.

Linda G. Capley

Brandy N. Elmore

State of Tennessee
County of Davidson

Personally appeared before me Linda G. Capley and Brandy N. Elmore, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of February, 2015.

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public L. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-GreenEggs&Ham