6

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 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 & Ham, LLC	Green Eggs & Ham, LLC	091020226100
(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, I, **Freddy F. Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Green Eggs & 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:

Land in Davidson County, Tennessee being part of Block "I" on the plan of No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, being Lots No(s). 1517 and 1519 on the unrecorded subdivision of Block "I" described as follows:

Beginning on the northerly margin of New York Avenue at a point 60 feet east of the easterly margin of 57th Avenue North, said point being the corner of lots 1515 and 1517; thence with the line between said two lots northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lot No(s). 1519 and 1521; thence with the line between said two lots southwardly 150 feet to the point of beginning.

Being the same property conveyed to Freddy F. Smith by quitclaim deed dated April 16, 2007 from Freddy F. Smith and wife Mattie P. Smith recorded April 23, 2007 of record in Instrument No. 20070423-0048176, Register's office for Davidson County, Tennessee. Being the same property conveyed to Freddy F. Smith by deed dated August 20, 1993 and of record in Book 9132, page 792, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5608 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:T20150042049 DEEDWARR
Recvd: 06/01/15 08:29 2 pgs
Fees:13.00 Taxes:462.50
20150601-0050000

Witness my/our hands this 28th day of May, 2015.

Freddy F. Smith

State of Tennessee
County of Davidson

Personally appeared before me Freddy F. Smith, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

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

File No.: 15-GEH

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