WARRANTY DEED

FBSO15-0341

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Indigo Alison	Leslie Indigo Alison	
900 Ramsey St. ~~341 Marshall Street~~ (ADDRESS)	900 Ramsey St. ~~341 Marshall Street~~ (ADDRESS)	
Nashville, TN ~~37207~~ 37206 (CITY) (STATE) (ZIP)	Nashville, TN ~~37207~~ 37206 (CITY) (STATE) (ZIP)	071-11-0-108.00

Davidson County DEEDWARR
Recvd: 06/23/15 14:11 3 pgs
Fees:18.00 Taxes:329.30
20150623-0060138

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAY A. LEGENHAUSEN, TRUSTEE, AND EILEEN M. LEGENHAUSEN, TRUSTEE OF THE LEGENHAUSEN FAMILY TRUST DATED JULY 21, 2007 , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE INDIGO ALISON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the East 1/2 of Lot No. 20 on the Plan of Trinity Heights Addition, of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said east half of Lot No. 20 fronts 50 feet on the North side of Marshall Avenue (aka Marshall Street) and extends back Northwardly between parallel lines 150 feet to an alley in the rear.Being the same property conveyed to Jay A. Legenhausen, Trustee Eileen M. Legenhausen, Trustee of The Legenhausen Family Trust Dated July 21, 2007 by Warranty deed from Michael Howerter and wife, Tessa Howerter of record in Instrument No. 20120705-0058770 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 05, 2012.

(Value of consideration shown in aforementioned deed $79,500.00.)

Being also known as 341 Marshall Street Nashville, TN 37207.

unimproved ( )
This is improved (X) property, known as 341 Marshall Street, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of June, 2015.

Jay A. Legenhausen, Trustee
Jay A. Legenhausen, Trustee

Eileen M Legenhausen TRSTee
Eileen M. Legenhausen, Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On June 12, 2015 before me, Beata Koszalka, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jay Andrew Legenhausen and
Name(s) of Signer(s)
Eileen Legenhausen ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BEATA KOSZALKA
Commission # 2038706
Notary Public - California
Santa Clara County
My Comm. Expires Aug 25, 2017

Signature Beata Koszalka
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 06-12-2015
Number of Pages: Two Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robyn DuBray
Signature

State of Tennessee
County of Williamson

Pamela Jo Smithson

Personally appeared before me, ~~Cassie Lovvorn~~, a notary public for this county and state, Robyn DuBray, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: ~~3/3/2019~~
3/20/20

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY