6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.	091060251.00
(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, **Monte E. Manor, Jr., and wife and Peggy D. Manor ,** 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 Lot Nos. 1617, Page 1619, Block 14, on the Map of Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County. Said Lot Nos. 1617 and 1619, adjoins and fronts together 50 feet on the North side of Tennessee Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Monte E. Manor, Jr., and wife, Peggy D. Manor by deed dated March 25, 1992 from Raymond Ward, unmarried of record in Book 8590, Page 657, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5708 Tennessee 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:T20150065459 DEEDWARR
Recvd: 08/06/15 15:32 2 pgs
Fees:13.00 Taxes:592.00
20150806-0078623

Witness my/our hands this 29th day of July, 2015.

Monte E. Manor Jr.
Monte E. Manor, Jr.

Peggy D Manor
Peggy D. Manor

State of Tennessee
County of Davidson

Personally appeared before me Monte E. Manor, Jr. and Peggy D. Manor, 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 29th day of July, 2015.

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

File No.: 15-Green

