BILL GARRETT, Davidson County
Trans:T20150071728 DEEDWARR
Recvd: 08/25/15 08:21 2 pgs
Fees:13.00 Taxes:669.70
20150825-0085512

WARRANTY DEED

KP15-0341

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

EDANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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
Sarah L. Tomek	NEW PENN FINANCIAL, LLC 4000 CHEMICAL ROAD PLYMOUTH MEETING, PA 19462	
341 Marshall Street (ADDRESS)		
Nashville, TN 37207		071-11-0-108.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 LESLIE INDIGO ALISON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH LINDSAY TOMEK, UNMARRIED, AND LAWRENCE R FLORMAN, 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.

Being the same property conveyed to Leslie Indigo Alison, unmarried by Warranty deed from Jay A. Legenhausen, Trustee and Eileen M. Legenhausen, Trustee of The Legenhausen Family Trust Dated July 21, 2007 of record in Instrument No. 20150623-0060138 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 23, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 161, Page 38; Register's Office for Davidson County, Tennessee.

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 20th day of August, 2015.

Leslie Indigo Alison

STATE OF Tennessee
COUNTY OF Davidson

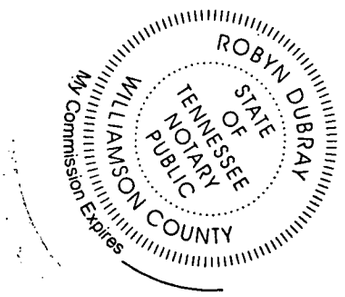
On this the 20th day of August, 2015, before me personally appeared Leslie Indigo Alison, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of August, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959