BILL GARRETT, Davidson County
Trans:T20150084436 DEEDWARR
Recvd: 10/05/15 10:09 2 pgs
Fees:13.00 Taxes:1442.63
20151005-0100924

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 151536TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Allan Leslie	**Avenue Bank**	**081120V00100CO**
1617B 9th Ave N	**3823 Cleghorn Avenue**	
Nashville, TN 37208	**Nashville, TN 37215**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nautilus Homes LLC** , hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto, **Allan Leslie and Erika Leslie, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Until No. A on the Plan of 1617 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 2014021-0097086, the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Nautilus Homes, LLC, by Warranty Deed from Silvia Brown, Administratrix of the Estate of Grady Hayes Brown, dated 08/22/2014 and recorded 08/25/2014, in Instrument No. 201409020079651, said Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Nautilus Homes LLC** does covenant with the said Grantees that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same

is unencumbered, unless otherwise herein set out;

AND **Nautilus Homes LLC** further covenants and binds his/her 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.

This is property is known as: **1617B 9th Ave N, Nashville, TN 37208**.

Executed on this 11th day of September. 2015

Nautilus Homes LLC

By: Robert Clark, Member

State of TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robert Clark., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the appointed member of Nautilus Homes, LLC, the within named bargainer, a corporation, and that he as such member executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as representative.
Witness my hand this 11th day of September, 2015.

NOTARY PUBLIC

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 11th day of September, 2015.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19