Davidson County DEEDWARR
Recvd: 12/04/15 15:58 3 pgs
Fees:13.00 Taxes:241.46
20151204-0122686

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,258.26.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of November, 2015.

Notary Public

(Affix Seal)
My Commission Expires: 6-30-2019

2015-366

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Greenleaf and William Greenleaf 104 Eastpark Drive, Suite 300 Brentwood, TN 37027	NEW OWNER	080.12-0-059.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Monica Breedlove**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Greenleaf and William Greenleaf**, 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:

The land with all the buildings and improvements thereon, situated at 3199 LaGrange Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

BEGINNING at a point in the Southwesterly margin of LaGrange Drive, at the corner of Lots 203 and 204; thence with the line between said Lots, Southwesterly 125 feet to a point; thence Northwesterly 75 feet to a point in the Southeasterly margin of Snell Boulevard; thence with the margin of the same, Northeasterly 100 feet to the beginning of a curve; thence around said curve, Easterly 39.27 feet to the Southwesterly margin of LaGrange Drive; thence with the margin of the same, Southeasterly 50 feet to the point of the beginning.

Being the same property conveyed to Monica Breedlove from William Beck and Mary E. Beck (Now Deceased) by Warranty Deed dated November 12, 2015 and recorded November 24, 2015 in Instrument # 20151124-0119018 Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3199 LaGrange Drive, Nashville, TN 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 November, 2015

Monica Breedlove

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Monica Breedlove, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 12th day of November, 2015.

Notary Public
My Commission Expires: 6-30-2019



True Copy Certification

I, April G. Nichols, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G. Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY