BILL GARRETT, Davidson County
Trans:T20150106483 DEEDWARR
Recvd: 12/17/15 09:32 2 pgs
Fees:13.00 Taxes:407.00
20151217-0126841

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 110,000.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2015.

Notary Public

My commission expires: _____

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Greenleaf Real Estate	**NEW OWNER**	**08106042500**
104 Eastpark Drive, Ste 300		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Irma Katherine Majors and Melanie Morgan, as Tenants in Common with Full Rights of Survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greenleaf Real Estate Development, 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:

Being Lot 20 on the Plan of the Subdivision of part of Lot 16, of the Old Nichol Property in the 8th Civil District of said County, as of record in Plat Book 2, Page 49, Chancery Court at Nashville.

Said Lot No. 20 fronts 50 feet on the northerly side of Saint Louis Street, formerly Visalia Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Irma Katherine Majors and Melanie Morgan, as Tenants in Common with Full Rights of Survivorship, from Irma Katherine Majors, a single woman by Quitclaim Deed dated 5/19/15, and recorded in Instrument No. 20150520-0046397, said Davidson County Register's Office.

Also Being the same property conveyed to Irma Katherine Majors, a single person, her heirs, successors and assigns, from Nathaniel P. Kelly by Quitclaim Deed dated 4/17/02, and recorded in Instrument No. 20020510-0057732, said Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2308 Saint Louis Street, Nashville, TN 37208.

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 in 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.

Witness my/our hand(s) this 8th day of December, 2015.

Irma Katherine Majors

Irma Katherine Majors

Melanie Morgan

Melanie Morgan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Irma Katherine Majors and Melanie Morgan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2015.

Stacey Denson Palmer

Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018