(1)

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

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
Andrew S. Horvatits	Same	091070R00200CO
(NAME)	(NAME)	
4702 B Michigan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Green Eggs and Ham LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew S. Horvatits,** a single man 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 Unit B on the Plan of Green Eggs and Ham Cottages, as shown on the Site Plan attached as Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for Green Eggs and Ham Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141002-0090976 as amended in Instrument No. 20150213-0013263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Jimmy N. Green, Jr. by deed dated October 1, 2014 from Christopher L. Ingram and Ardith L. Ingram of record in Instrument No. 20141002-0090975, Register's Office for Davidson County, Tennessee and thereafter conveyed to Green Eggs and Ham, LLC by deed dated July 31, 2015 from Jimmy N. Green, Jr. of record in Instrument No. 20151214-0125607, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4702 B Michigan 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:T20160009650 DEEDWARR
Recvd: 02/04/16 12:03 2 pgs
Fees:13.00 Taxes:1270.95
20160204-0010920

Witness my/our hands this 3rd day of February, 2016

Green Eggs and Ham LLC

By: _____
Karyn S. Green, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Karyn S. Green** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be **Member** of Green Eggs and Ham LLC and that she as such **Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity herself as **Member.**

WITNESS my hand and seal this 3rd day of February, 2016.

_____
Notary Public **Theresa L. Smith**
My Commission Expires: 11/5/2018

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 16-Hor