(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013251 DEEDWARR
Recvd: 02/17/16 15:13 2 pgs
Fees:13.00 Taxes:1326.08

20160217-0015157

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: AUGUST, 27 2019

(AFFIX SEAL)

HOBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason T. Brace and Brittany Reed Brace	SAME	091021A00100CO
(NAME)	(NAME)	
6203 A California 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, I, **Slegae, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason T. Brace and Brittany Reed Brace,** 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:

Land in Davidson County, Tennessee, being Unit A of the 6203 California Cottages as set forth in the Declaration of Covenants, Conditions and Restrictions for 6203 California Cottages, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20150317-0022687 in the Register's Office for Davidson County, Tennessee; said unit also being known as part of Exhibit "B" of said Declarations.

Being part of the same property conveyed to Slegae, LLC, a Tennessee limited liability company, by Warranty Deed dated from Jesse Joe Ferguson unmarried, Linda F. Cantrell, married, and Robert Wayne Ferguson, unmarried, of record as Instrument No. 20150306-0019623, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6203 A California 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.

29084CDF

Witness my/our hands this 16th day of February, 2016.

Slegae, LLC

By:

Joey D. Evans, Chief Manager

State of Tennessee
County of Davidson

WITNESS my hand and seal this 16th day of February, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Brace