WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2016. 23rd day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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
Will Sanford and Caitlin Powers	NEW OWNER	091070R00100CO
(NAME)	(NAME)	
4702 - A 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, We, **Green Eggs and Ham LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Will Sanford, unmarried and Caitlin R. Powers, unmarried as joint tenants with right of survivorship** 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 A 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 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. The same property previously 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, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4702 - A 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:T20160024726 DEEDWARR
Recvd: 03/28/16 14:08 2 pgs
Fees:13.00 Taxes:1299.63
20160328-0028885

Witness my/our hands this 23rd day of March, 2016.

Green Eggs and Ham, LLC

By: _____
Jimmy N. Green, Jr., Vice Manager

State of Tennessee
County of Davidson

Personally appeared before me **Jimmy N. Green, Jr.,** the **Vice Manager of** Green Eggs and Ham LLC, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2016.

_____
Notary Public / I. Dyke Tatum
My Commission Expires: 5/8/2017

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

File No.: 16-Sanford