Box 14

28192-8
Box 14

return to: Attorneys Title Company, Inc.

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,250.00

Kathy Goodson
Affiant,

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Kristin Paige Roady and Michael Mantegna	Franklin Synergy	09107040800
(NAME)	(NAME)	
5321 Pennsylvania Avenue	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37064	
(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, **Slegae, LLC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristin Paige Roady, a single woman and Michael Mantegna, a single man, 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:

Land in Davidson County, Tennessee, being Lot No. 1222 of Block 34, as shown on the map entitled West Nashville, Plan No. 2, of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Slegae, LLC. by deed dated March 30, 2015 from Robert Leon Rhea of record in Instrument No. 20150401-0028099, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in 20150406-0029278. Being the same property previously conveyed to Robert Leon Rhea by deed dated August 16, 2006 of record in Instrument No. 20060816-0101088, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5321 Pennsylvania 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:T20160026879 DEEDWARR
Recvd: 04/04/16 10:30 2 pgs
Fees:13.00 Taxes:1384.73
20160404-0031624

Witness my/our hands this 31st day of March, 2016.

Slegae, LLC, a Tennessee Limited Liability Company

By: _____
Joey D. Evans, Chief Manager

State of Tennessee
County of Davidson

*a Tennessee limited liability company

Personally appeared before me, **Joey Evans** the **Chief Manager** of Slegae, LLC., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained, being authorized to sign the name of the limited liability company by the said **Joey Evans** as **Chief Manager.**

WITNESS my hand and seal this 31st day of March, 2016.

_____
Notary Public ~~I. Dyke Tatum~~
My Commission Expires: May 08, 0017

File No.: 16-Roady

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