WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 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
Slegae, LLC	Slegae, LLC	09108020700
(NAME)	(NAME)	
213 Crooked Creek Lane	213 Crooked Creek Lane	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, **Susan Diane Yeager,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Slegae, 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:

*** Now known as Susan Diane Yeager Fontaine**

Being Lot No. 18 on the Plan of a Subdivision of the Lockhart Property, not of record, and described according to a survey by John Kohl and Company, dated July 26, 1983, as follows:

Beginning at a point in the north margin of Michigan Avenue 510 feet east of the easterly margin of 48th Avenue North at the corner of Lots No. 18 and 19; thence with the line between said lots, northerly 155 feet to an alley; thence with the margin of said alley easterly 50 feet to the corner of Lots No. 17 and 18; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to George H. Yeager, Jr and wife, Susan Diane Yeager by deed dated July 29, 1983 from Joe L. Wall and Mike Suggs of record in Book 6109, Page 235, Register's office for Davidson County, Tennessee. The said George H. Yeager, Jr conveyed his interest to Diane Yeager by deed dated November 3, 1988 of record in Book 7755, Page 124, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4606 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:T20160065300 DEEDWARR
Recvd: 07/29/16 10:21 2 pgs
Fees:13.00 Taxes:832.50
20160729-0078279

Witness my/our hands this 27th day of July, 2016.

Susan Diane Yeager
Now known as Susan Diane Yeager Fontaine

State of Tennessee
County of Davidson

Personally appeared before me Susan Diane Yeager, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2016.

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

File No.: 16-Slegae

