Davidson County DEEDWARR
Recvd: 09/29/16 14:12 3 pgs
Fees:18.00 Taxes:1483.86
20160929-0102865

33219

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $401,044.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2016.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Harwell Todd	Pinnacle Bank	
5005C Georgia Avenue	150 3rd Avenue South #900	091-1-10-417.00
Nashville, TN 37209	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREEN LEAF, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NO. 1506**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES HARWELL TODD, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 914, of Block 122 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Roy A. Jordan and wife, Donna L. Jordan by Warranty deed from Lois W. Arnold, unmarried of record in Book 7606, page 484, Register's Office for Davidson County, Tennessee, dated July 20, 1988 and recorded on July 22, 1988.

Being a portion of the same property conveyed to Green Leaf, LLC, a Tennessee series limited liability company, Series No. 1506 by Warranty deed from Roy A. Jordan and wife, Donna L. Jordan of record in Instrument No. 20150928-0098095 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 28, 2015.

Being the same property conveyed to Green Leaf, LLC, a Tennessee series limited liability company, Series No. 1506 by Quitclaim deed from Green Leaf, LLC, a Tennessee series limited liability company, Series No. 1506 of record in Instrument No. 20151207-0123186 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 07, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5005C Georgia Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2016.

Green Leaf, LLC, a Tennessee series LLC, holding title as Green Leaf, LLC, a Tennessee series limited liability company, Series No. 1506

Molly Mitchell Copeland

Molly Mitchell Copeland, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Molly Mitchell Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of GREEN LEAF, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2016.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

My Commission Expires:

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

