WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160095161 DEEDWARR
Recvd: 10/27/16 15:51 2 pgs
Fees:13.00 Taxes:1739.00
20161027-0113784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN LONG MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Evan C. Lenoir	Farmington Mortgage	094 01 0 442.00
(NAME)	(NAME)	
1606 Eastside Avenue	2002 Richard Jones Rd.	
(ADDRESS)	Suite 300A (ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine Blair McLeod and David B. McLeod, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Evan C. Lenoir, a married man**, 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 Lot No. 278 on the plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katherine Blair McLeod and David B. McLeod wife and husband by Warranty Deed from James S. Thomas dated May 15, 2009 and recorded May 28, 2009 as Instrument No. 20090528-0048989, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1606 Eastside Avenue, Nashville, TN 37206

File Number: GRN-166196SSO

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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, has 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.

Witness our hands this 27 day of October, 2016

Katherine Blair McLeod

David B. McLeod

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Katherine Blair McLeod and David B. McLeod, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2016.

Notary Public

My Commission Expires: 7/6/20

(SEAL) HILLARY NOEL SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File Number: GRN-166196SSO