6

BILL GARRETT, Davidson County
Trans:T20160107327 DEEDWARR
Recvd: 12/06/16 16:04 2 pgs
Fees:13.00 Taxes:1443.00
20161206-0128158

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC 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
Sleage, LLC.	Sleage, LLC.	09111013700
(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, **Matt Eads,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sleage, 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:

Land in Davidson County Tennessee, being Lot **Nos. 1215, 1217, and 1219** of Block 176 showing extensions of Plan No. 1 west Nashville to the Marrow Road of record in Book 57, Map 173, Register's Office for said County.

Said Lot Nos. **1215, 1217, 1219** , of Block 176 adjoin and front 75 feet on the northerly margin of Indiana and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Matt Eads by deed dated October 14, 2005 from Paul A. Kelton, Sr., and Patricia Cargile of record in Instrument No. 20051026-0129037, Register's Office for Davidson County, Tennessee.

Matt Eads is also known as Matthew B. Eads

unimproved ☐

This is improved ☑ property, known as 5310 - A & B Indiana 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.

Witness my/our hands this 2nd day of December, 2016.

Matt Eads

Matt Eads

State of Tennessee
County of Davidson

Personally appeared before me **Matt Eads** 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 2nd day of December, 2016.

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

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

File No.: 16-SleageLLC