BILL GARRETT, Davidson County
Trans:T20170017903 DEEDWARR
Recvd: 03/01/17 15:42 2 pgs
Fees:13.00 Taxes:1387.50
20170301-0020473

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2017

Notary Public

My commission expires: 7-3-17

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:
Scott Thomas Matthew Thomas	Pinnacle Bank	
8936 Highway 70	150 3rd Ave S Suite 900	126-00-0-014.00
Pegram, TN 37143	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 LIMTED LIABILITY COMPANY, SERIES 1404** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT THOMAS, A SINGLE MAN AND MATTHEW THOMAS, A SINGLE MAN, AS JOINT TENANTS,** 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:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors. June 29, 1957, as follows:

Beginning at a point in the Northerly margin of U.S. Highway No. 70, said point being 820.7 feet, more or less, Westerly from the Northwesterly intersection of Old Charlotte Road and said Highway; thence North 64 degrees 23' West with the margin of said Highway 216 feet to a point; thence North 9 degrees 30' East, 1150.7 feet to a point; thence North 84 degrees 51' East, 200 feet to a point; thence South 8 degrees 49' West, 1259.2 feet to the point of beginning.

Being the same property conveyed to Molly Mitchell, an unmarried Person by Warranty deed from Jackson L. Leap and wife, Susan D. Leap of record in Instrument No. 20070809-0095314 Register's Office for Davidson County, Tennessee, dated August 03, 2007 and recorded on August 09, 2007.

Being the same property conveyed to Green Leaf, LLC, a Tennessee series limited liability company, Series 1404 by Quitclaim deed from Molly Mitchell, an unmarried Person of record in Instrument No. 20150601-0050211 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on June 01, 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 8936 Highway 70, Pegram, TN 37143.

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 28th day of February, 2017.

Green Leaf, LLC, a Tennessee series LLC, holding title as Green Leaf, LLC, a Tennessee series limited liability company, Series No. 1404

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 the 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 28th day of February, 2017.

Notary Public

