WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

Y-VRES-17-1704

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jay and Eileen Legenhausen	new owner	
(NAME)	(NAME)	71-7-188.00
1704 Meridian Street	822 Mesa Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Palo Alto, CA 94306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH GAMMANS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY A. LEGENHAUSEN AND EILEEN M. LEGENHAUSEN, TRUSTEES OF THE LEGENHAUSEN FAMILY TRUST DATED JULY 21, 2007,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of I. D. Lutons Addition, of record in Plat Book 974, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Elizabeth Gammans, unmarried, by Warranty Deed from Bruce Bodor, Trustee for the Meridian Springs Trust, recorded September 18, 2013 in Instrument No. 20130918-0098349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 974, Page 55, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1704 Meridian Street, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20170039807 DEEDWARR
Recvd: 05/10/17 10:39 2 pgs
Fees:13.00 Taxes:795.50
20170510-0046325

Witness my/our hand(s) this the 3 DAY OF MAY, 2017.

Elizabeth Gammans

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF ~~DAVIDSON~~ Waldo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH GAMMANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 3rd day of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

MICHELLE D. RYAN
Notary Public, Maine
My Commission Expires February 18, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

