WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170040546 DEEDWARR
Recvd: 05/12/17 09:32 2 pgs
Fees: 13.00 Taxes: 851.00
20170512-0047186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Lana Denise LeMay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2017.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fortis, LLC	Fortis, LLC	07204034700
(NAME)	(NAME)	
4316 Colorado Avenue	4316 Colorado Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lana Denise LeMay and Jon LeMay, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fortis, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot "B" on the Plan of Subdivision of Lot No. 6, Country Club Estates, of record in Book 4885, Page 193, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lana Denise White from Grigsby T. White by Quitclaim Deed dated December 4, 1995 of record in Book 9893, Page 392, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Grigsby T. White and Wife, Lana D. White from Anthony and Wilson Partnership by Warranty Deed dated April 7, 1992 of record in Book 8598, Page 823, Register's Office for Davidson County, Tennessee. The said Lana D White, a/ka/ Lana Denise White, is n/k/a Lana LeMay. Subject to and including all right, title, interest and obligation of owner of Lot # B in and to that certain Joint Driveway Agreement of record in Book 6276, Page 479, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SUBDIVISON OF LOT NO. 6 COUNTRY CLUB ESTATES, OF RECORD IN BOOK 4885, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO AN RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantors named herein****

unimproved ☐

This is improved ☐ property, known as 1458 Janie Ave., Nashville, TN 37216
(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 GRANTEE, their successors and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 8th day of May, 2017.

Lana Denise LeMay

Jon LeMay

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lana Denise LeMay and Jon LeMay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY