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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170060098 DEEDWARR
Recvd: 07/14/17 08:26 2 pgs
Fees: 13.00 Taxes: 925.00
20170714-0070716

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: November 05, 2018

(AFFIX SEAL)

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
Green Eggs & Homes, LLC.	Green Eggs & Homes, LLC.	0910200800
(NAME)	(NAME)	
615 Natchez Bend Road	615 Natchez Bend Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Terry Lynn Mayo, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Green Eggs & Homes, 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:

Being Lot No. 20 of Block No. 20 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the southerly said of New York Avenue and runs back between parallel lines with the easterly margin of 62nd Avenue, formerly 21st Street, 150 feet to an alley.

Being the same property conveyed to Rosemary Mayo, unmarried by deed dated January 17, 1967 from Max Komisar and Louis Komisar, Co-Trustees of record in Book 4165, Page 991, Register's Office for Davidson County, Tennessee. The said Rosemary Mayo, an unmarried woman, thereafter conveyed her interest in said property to Andrew Lewis Mayo and wife, Norma Mayo by deed dated July 28, 2005 of record in Instrument No. 20050805-0092740. The said Andrew Lewis Mayo and wife, Norma Mayo thereafter conveyed their interest in said property to Terry Lynn Mayo by deed dated April 16, 2012 of record in Instrument No. 20120418-0033078, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6119 New York 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 13th day of July, 2017.

Terry Lynn Mayo

Terry Lynn Mayo

State of Tennessee
County of Davidson

On this 13th day of July, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Terry Lynn Mayo, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 13th day of July, 2017.

Notary Public **Theresa L. Smith**
My Commission Expires: November 05, 2018

