Davidson County DEEDWARR Recvd: 07/17/17 10:45 3 pgs Fees:18.00 Taxes:1628.00 **20170717-0071482**

#33739

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(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
Anna Linn Currie	New Owner	091060441.00
(NAME)	(NAME)	
5708 A Tennessee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Green Eggs and Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna Linn Currie, an unmarried woman** 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 No. 1617, Block 14, on the Map of Plan No. 2 West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Lot No. 1617 fronts 25 feet on the North side of Tennessee Avenue, and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Green Eggs & Ham, LLC by deed dated July 29, 2015 from Monte E. Manor, Jr. and wife, Peggy D. Manor of record in Instrument No. 20150806-0078623, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20160801-0079209, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 29, 2016 of record in Instrument No. 20160829-0090148, Register's Office for Davidson County, Tennessee, Green Eggs and Ham, LLC conveyed subject property to Green Eggs and Ham, LLC. By Articles of Amendment filed February 21, 2017 in the Office of the Tennessee Secretary of State, Green Eggs and Ham, LLC changed it's name to Green Eggs & Homes, LLC a Tennessee limited liability company.

unimproved ☐

This is improved ☑ property, known as 5708 A Tennessee 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.**

Green Eggs and Homes, LLC.

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **I. Dyke Tatum** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Authorized Agent** of **Green Eggs and Homes, LLC** and that he as such **Authorized Agent** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Authorized Agent.**

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

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

File No.: 17-Currie

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

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

