WARRANTY DEED

Bill Garrett Davidson County
Batch# 61810 DEEDWARR
02/23/2018 10:14:45 AM 2 pgs
Fees: $13.00 Taxes: $566.88

20180223-0017279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,212.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF February 2018.

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Slegae, LLC	New Owner	
(NAME)	(NAME)	
213 Crooked Creek Ln.		091-02-0- 261.00
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SLEGAE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 part of Block "I" on the plan of No. 2 West Nashville, as of record in Book 57, Page 172, Register's Office for said County, being Lots Nos. 1517 on the unrecorded subdivision of said Block "I" described as follows:

Beginning on the Northerly margin of New York Avenue at a point 85 feet more or less, East of the Easterly margin of 57' Avenue North, said point being the corner of Lots Not 1517 and 1519; thence with said avenue 25 feet to the corner of lots 1515 and 1517; thence with the line between said two lots Northwardly 150 feet to the Southerly margin of an alley; thence with said alley Westerly 25 feet to the corner of Lots Nos. 1517 and 1519; thence with the line between said two lots Southwardly 150 feet to the beginning.

Being the same property conveyed to Aaron, LLC, a Tennessee limited liability company by Quitclaim Deed from Green Eggs & Ham, LLC of record in Instrument No. 20170919-0095643 , in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by Warranty Deed from Aaron, LLC, a Tennessee limited liability company, dated September 15, 2017, filed of record on September 19, 2017, in Instrument No. 20170919-0095644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5608 New York, 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 hand this 20th day of February, 2018

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ken Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member Manager.

Witness my hand and official seal at Nashville, Tennessee this 20th day of February, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

_____
Notary Public