Bill Garrett Davidson County
Batch# 131491 DEEDWARR
08/21/2018 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20180821-0082826

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/27/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Port Royal, LLC	Port Royal LLC	061060008500
(NAME)	(NAME)	
4135 A & B Edwards Ave	PO Box 208	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Goodlettsville TN 37070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Karen Leegon Sneed and Richard Leegon** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Port Royal, LLC**, THEIR HEIRS 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of resubdivision of Lots 130 & 131 of Maplewood Heights of record in Book 4885, Page 14, Register's Office for said County.

Said Lot No. 1 fronts 56.5 feet on the westerly margin of Edwards Avenue and extends back 300.9 feet on the northerly line and 300.6 feet on the southerly line to a dead line in the rear, measuring 56.1 feet thereon.

Being the same property conveyed to Kenneth Daniel Leegon, unmarried, by Warranty Deed from Claradell Lancaster Renfro, a widow, recorded on January 8, 2002, of record in Instrument No. 20020108-003026, Register's Office for Davidson County, Tennessee. The said Kenneth Daniel Leegon died on March 6, 2018 evidence by death certificate no.09837086. Title convey upon his death to his heirs at law. See affidavit of heirship of record in 201808210082824. See affidavit of heirship of record in 201808210082825

This is improved property known as 1435 A & B Edwards Avenue, Nashville, TN 37126.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 4135 A & B Edwards Ave Nashville TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Karen Leegon Sneed with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/17/18.

_____
Notary Public

My Commission Expires: _____

STATE OF NJ
COUNTY OF Middlesex

Richard Leegon

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Richard Leegon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/17/18.

JASWINDER KAUR
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50073386
My Commission Expires 12/12/2022

_____
Notary Public 08/17/18

My Commission Expires: 12/12/2022

Notarized signature of Richard Raines Leegon

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 our hands 08/17/18.

Karen Leegon Sneed

Karen Leegon Sneed

Richard Leegon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Karen Leegon Sneed** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/17/18.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/18/2018

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Richard Leegon** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/17/18.

Notary Public

My Commission Expires: _____

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, DeHana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19