Karen Johnson Davidson County
Batch# 196594 DEEDWARR
02/19/2019 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,669.62
20190219-0014978

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,250.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF February 2019. Notary Public MY COMMISSION EXPIRES: 12/10/2019 (AFFIX SEAL)

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
Andrea Balkcom	Reinsgat Bank	
(NAME)	(NAME)	
5608 New York Ave.	201 Park Place North, Ste 150	091-02-0-261.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37203	
(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, **SLEGAE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA BALKCOM, 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 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 by Warranty Deed from City Limits Construction, LLC, a Tennessee limited liability company to Slegae, LLC, a Tennessee limited liability company, as recorded on the 23rd day of February, 2018 in Instrument No. 20180223-0017279; Warranty Deed from Aaron, LLC, a Tennessee limited liability company to City Limits Construction, LLC, a Tennessee limited liability company, as recorded on the 19th day of September, 2017 in Instrument No. 20170919-0095644; Quitclaim Deed from Green Eggs & Ham, LLC, a Tennessee limited liability company (now known as Green Eggs & Homes, LLC, a Tennessee limited liability company) to Aaron, LLC, a Tennessee limited liability company, as recorded on the 19th day of September, 2017 in Instrument No. 20170919-0095643; part of Warranty Deed from Freddy F. Smith to Green Eggs & Ham, LLC, as recorded on the 1st day of June, 2015 in Instrument No. 20150601-0050000 and Corrected by Scrivener's Affidavit recorded at Instrument No. 20150612-0055747, in the Register's Office of 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 Ave., 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 15th day of February, 2019

SLEGAE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOEY EVANS, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Joey Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Slegae, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal this 15th day of February, 2019.

Commission expires:

_____
Notary Public

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)