WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8.9.20

(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Kyle T. Pence and Leslie B. Pence	New Owner	091022E00200CO
(NAME)	(NAME)	
1603 62nd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 235164 DEEDWARR
05/28/2019 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20190528-0050100

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 Ham, LLC, a Tennessee Limited Liability Company N/K/A Green Eggs & Homes, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyle T. Pence and Leslie B. Pence, husband and wife,** 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 **Unit B** as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6200 New York Avenue Townhomes of record in Instrument No. 20170117-0004567, Register's Office for Davidson County, Tennessee.

Part of the same property conveyed to Green Eggs and Ham, LLC, a Tennessee Limited Liability Company, n/k/a Green Eggs & Homes, LLC, a Tennessee Limited Liability Company by deed dated September 29, 2016 from Thomas L. Bass, III and Priscilla R. Pippen N/K/A Priscilla R. Bass of record in Instrument No. 20161004-0104320, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1603 62nd Avenue North, 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 **24th** day of **May, 2019.**

Green Eggs and Ham, LLC a Tennessee Limited Liability Company N/K/A Green Eggs & Homes, LLC., a Tennessee Limited Liability Company

By: _____
Jimmy N. Green, Vice Manager

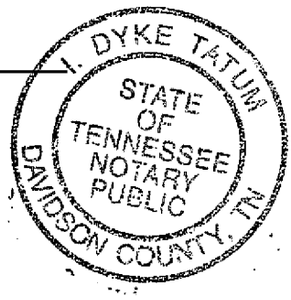
State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Jimmy N. Green** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Vice Manager** of **Green Eggs and Ham, LLC a Tennessee Limited Liability Company N/K/A Green Eggs & Homes, LLC., a Tennessee Limited Liability Company** and that he as such **Vice Manager** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Vice Manager.**

WITNESS my hand and seal this 24th day of May, 2019.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Pence



True Copy Certification

I, Thomas Vorholt, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022