Karen Johnson Davidson County
Batch# 240005 DEEDWARR
06/06/2019 12:45:41 PM 2 pgs
Fees: $13.00 Taxes: $1,933.25
20190606-0054261

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST** DAY OF **MAY, 2019.**

Carmen Coats
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 Catesby Yant	NEW OWNER	091071H00200CO
(NAME)	(NAME)	
1303 54th Avenue North		
(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 Ham, LLC, 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 **Anna Catesby Yant, a married 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 **Unit B** as shown as Exhibit "B" on the Declarations of Covenants, Conditions, Restrictions for a Horizontal Property Regime with Private Elements for 5400 Tennessee Avenue Townhomes of record in Instrument No. 20171109-0115433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Green Eggs and Ham LLC, n/k/a Green Eggs & Homes, LLC, a Tennessee Limited Liability Company by deed from David Wayne Johnston, unmarried, Wanda Louise Lance, married, Mark Leroy Johnston, married Tammie Rachelle Clark, married and Jesse Lane Dabbs, married as co-devises under the Last Will and Testament of Margaret G. Dabbs of record in Instrument No. 20150921-0095786, Register's Office Davidson County, Tennessee and further conveyed to Green Eggs & Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Aaron LLC., a Tennessee Limited Liability Company of record in Instrument No. 20170918-0094920, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1303 54th 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 **31st** day of **May, 2019.**

Green Eggs and Ham, LLC, n/k/a Green Eggs & Homes, LLC, a Tennessee Limited Liability Company

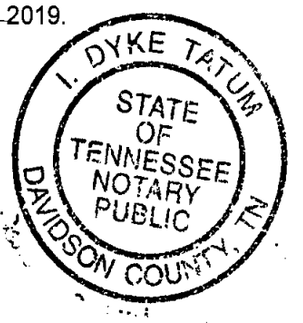
By: _____
Jimmy N. Green, Vice Manager

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, 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 31st day of May, 2019.

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



File No.: 19-Yant