Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 266259 **DEEDWARR**
08/02/2019 02:35:59 PM 2 pgs
Fees: $13.00 Taxes: $1,692.38

20190802-0076753

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2019.

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
Katherine Ellison Janeway	NEW OWNER	091022O00100CO
(NAME)	(NAME)	
6204 - A California Avenue		
(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 & Homes, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katherine Ellison Janeway, 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 Unit A as shown on Exhibit "B" on the Declarations of Covenant, Conditions and Restrictions for 6204 California Avenue Homes, a horizontal property regime with Private Elements of record in Instrument No. 20171220-0129481, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Green Eggs & Homes, LLC., a Tennessee Limited Liability Company by deed dated December 18, 2017 from MRB Developers, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20171220-0129480, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6204 - A California Avenue, 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 **30th** day of **July, 2019**.

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 on **30th** day of **July, 2019,** 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 & 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 the **30th** day of ~~July,~~ **2019.**

_____
Notary Public / I. Dyke Tatum

My Commission Expires: 5/3/2021

File No.: 19-Janeway

