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WARRANTY DEED

Karen Johnson Davidson County
Batch# 369216 DEEDWARR
03/09/2020 10:02:51 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200309-0026037

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2020.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE 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
Green Eggs and Homes, LLC, a Tennessee Limited Liability Company	Franklin Synergy Bank	09106023300
(NAME)	(NAME)	
615 Natchez Bend Road	3359 Aspen Grove Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Frankllin, TN 37067	
(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, **Aaron, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Green Eggs and Homes, LLC, a Tennessee Limited Liability Company,** 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 Lots No. 1311, 1313 and 1315 on the Plan of West Nashville, Plan No. 2, Block 28, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Aaron, LLC by deed dated January 26, 2015 from Aaron Management, Inc, of record in Instrument No. 20150130-0008776, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aaron Management, Inc, by deed dated June 3, 2013 from David B. Thompson and Emily K. Thompson of record in Instrument No. 20130613-0060376, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5406 Louisiana 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 5th day of March, 2020.

Aaron, LLC

By: _____
Kris Hamid, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kris Hamid with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Aaron, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 5th day of March, 2020.

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

File No.: 20-GreenEggs

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN