WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wesley Legg	Citylife Lending Group LLC	Map 131-8-K
(NAME)	(NAME)	Parcel 2 CO
1127-b Glendale Lane	7445 New Technology Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Frederick, MD 21703	
(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, **HANDCRAFTED HOMES, LLC AND JONATHAN WATKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WESLEY LEGG AND WIFE, AMY L. LEGG,** 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 of Tudors of Woodward Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Tudors of Woodward Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071030-0127825, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Tudors of Woodward Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20071030-0127825, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Handcrafted Homes, LLC and Jonathan Watkins, an unmarried, person, by deed from Parrish Family trust of record in Instrument #20060517-0058130, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 128, said Register's Office; (c) Declaration of Covenants, Conditions and Restrictions of record in Instrument #20071030-0127825, said Register's Office; and (d) sewer easement of record in Book 4298, page 443, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/06/08 08:57 2 pgs
Fees:13.00 Taxes:3200.50
20080306-0022423

unimproved ☐

This is improved ☒ property, known as 1127-B Glendale Lane, Nashville, Tennesee 37204
(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 our hands this 3RD day of March, 2008.

Handcrafted Homes, LLC

By: _____ by Chief Manager
Sandra L. Wheeler, Chief Manager

_____

Jonathan Watkins by _____, Attorney in Fact
Jonathan Watkins By Gregory Rice, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Sandra L. Wheeler, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Chief Manager of Handcrafted Homes, LLC the within named bargainor, a limited liability company and that she 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 at Nashville, Tennessee this 3RD day of March, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2008, before me personally appeared Gregory Rice, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan Watkins, and who acknowledged that he executed the same as the free act and deed of Jonathan Watkins.

Witness my hand and official seal at Nashville, Tennessee this 3RD day of March, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

_____
Notary Public