BILL CARRETT, Davidson County
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Fees:13.00 Taxes:107.30
20140404-0028090

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:
1-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Legacy Home Buyers, LLC	Same as new owner	05303038600
	(NAME)	
4636 Lebanon Pike #129		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert W. Slate, II, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Legacy Home Buyers, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE REVISED PLAN OF SECTION "E", ON THE PLAN OF E. 1 DUPONT DE NEMOURS AND COMPANY'S SUBDIVISION, A/K/A SECTION "E" VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN ON TAX BOOKS AS MAP 53-3, PARCEL 386.

SAID LOT NO. 48 FRONTS 90 FEET ON THE WESTERLY SIDE OF OVERTON STREET AND EXTENDS BACK 334 FEET ON THE NORTHERLY LINE, AND 332.6 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 90.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. SLATE, II BY DEED FROM MANUEL LOUIS SOUSA AND WIFE, PAMELA BURTON SOUSA, OF RECORD BY INSTRUMENT NO. 20100823-0066705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1700 Overton Street, Old Hickory, TN 37138
(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 hand(s) this 3rd day of April, 2014.

WARRANTY DEED
(Continued)

Robert W. Slate, II

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Slate, II, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072