WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140064378 DEEDWARR
Recvd: 08/29/14 11:18 2 pgs
Fees: 13.00 Taxes: 1738.63
20140829-0079148

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Julia Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Shapero	Andrew Shapero	83-13-0/475.00
(NAME)	(NAME)	
1502 Boscobel Street	1502 Boscobel Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **Legacy Properties, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Shapero, unmarried** 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:

Being Lot 200 of Part of Block V on Plan of Lindsley Home Place as of record in Book 2, page 92 Register's Office of Davidson County, Tennessee.
Said Lot No 200 fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines 120 feet more or less to an alley.

Being a part of the same property conveyed to Legacy Properties, LLC by deed from Stanley Thomas Tobitt, dated May 2, 2013 and filed for record as Instrument No. 20130503-0044744 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 2, page 92 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 1502 Boscobel Street, Nashville, TN 37206
(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 hand this 27th day of August, 2014.

Legacy Properties, LLC

By: Julia Lawson

Julia A. Lawson, managing member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Julia Lawson, with whom I am personally acquainted and who upon her oath acknowledged herself to be the managing member of Legacy Properties, LLC a Tennessee Limited Liability Company the within named bargainer, a Limited Liability Company and that she as such managing member being authorized so to do executed the foregoing such managing member.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

