WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015375 DEEDWARR
Recvd: 03/03/15 08:41 2 pgs
Fees:13.00 Taxes:925.00
20150303-0018218

R-VRES-15-3306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kayla S. Lowery	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
3306 Felicia Street	**2002 Richard Jones Road Suite 300A**	**092090A00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LEGACY11 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAYLA S. LOWERY, A SINGLE WOMAN,** hereinafter called the Grantee(s), 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 Unit 2, as shown in the Master Deed Establishing 3308 Felicia Townhomes, a horizontal property regime, Tennessee Code Annotated, Title 66, Chapter 27, Sections 101-123, of record in Instrument Number 20070510-0056479, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Legacy11 LLC, a Tennessee limited liability, company by General Warranty deed from Full service Restoration, Inc. Money Purchase Pension Plan effective August 1, 2001 as amended and restated January 1, 2010 of record in Instrument No. 20140912-0083732 Register's Office for Davidson County, Tennessee, dated September 11, 2014 and recorded on September 12, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter.
- Subject to all matters shown on the Site/Plan attached as Exhibit "B" to the Master Deed of record as Instrument Number 20070510-0056479, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 3308 Felicia Townhomes of record in Instrument Number 20070510-0056479, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3306 Felicia Street, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF MARCH, 2015.

Legacy11 LLC

BY: _____
Rodney L. VanWagoner
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY L. VANWAGONER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of LEGACY11 LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of March, 2015.

_____
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212