PREPARED BY:
Battleground Title & Escrow, LLC
245 Noah Drive
Franklin, TN 37064
File No.: 2015-0016

Davidson County DEEDWARR
Recvd: 08/05/15 08:09 3 pgs
Fees:18.00 Taxes:1960.63
20150805-0077560

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.

Cash
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

NOTARY PUBLIC

My commission expires: 3/20/18

THIS INSTRUMENT PREPARED BY:
Battleground Title & Escrow, LLC 245 Noah Drive, Franklin, TN 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa E. Ledoux 4707 A Dakota Avenue Nashville, Tennessee 37209	New Owner	091-15-0-387.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Nine Thousand Nine Hundred & No/l00-- ($640,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEGACY HOMES OF TN, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **LISA E. LEDOUX**, an unmarried woman, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Williamson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of 4707 Dakota Cottages (f/k/a Legacy Estates, a Condominium) as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4707 Dakota Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141021-0096880, as amended and restated in Instrument No. 20150716-0069665, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to K & K Investments, a Tennessee Partnership by Quitclaim Deed from Perryman Construction Company, Inc., of record in Instrument No. 20011231-0144751, Register's Office for Davidson County, Tennessee, dated December 27, 2001 and recorded on December 31, 2001.

(Value or consideration as shown in aforementioned Deed $0.00)

Being a portion of the same property conveyed to Billy Keith Perryman by Quitclaim Deed from K & K Investments, a Tennessee Partnership, of record in Instrument No. 20020103-0000982, Register's Office for Davidson County, Tennessee, dated December

21, 2001 and recorded on January 3, 2002.

(Value of consideration shown in aforementioned Deed $0.00)

Being the same property conveyed to Legacy Homes of Tennessee, LLC, a Tennessee limited liability company by Warranty Deed from Billy Keith Perryman, of record in Instrument No. 20141002-0091071, Register's Office for Davidson County, Tennessee, dated October 1, 2014 and recorded on October 2, 2014.

(Value of consideration shown in aforementioned Deed $300,000.00) Being also known as 4707 A Dakota Avenue, Nashville, TN 37209

This conveyance is made subject to all matters as shown of record in the Register's Office for Williamson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, as of the 31 day of July, 2015.

Legacy Homes of TN, LLC

By: _____

James C.D. Franks, Jr.; Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, James C.D. Franks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Member of Legacy Homes of TN, LLC, and that he as such Member being so authorized, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31 day of July, 2015.

Lorraine J Cash
Notary Public

Lorraine J. Cash
Printed Notary Name

My commission expires: 5-22-17

LORRAINE J. CASH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 22, 2017

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18