BILL GARRETT, Davidson County
Trans:T20150078291 DEEDWARR
Recvd: 09/15/15 11:13 2 pgs
Fees:13.00 Taxes:1524.03
20150915-0093503

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 411,900.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 9th day of September, 2015.

Notary Public

My commission expires: 7/2/2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Megan Youngblood	USAA Federal Savings Bank	**083130M00200CO**
1504B Boscobel Street	10750 McDermott Freeway	
Nashville, TN 37206	San Antonio, TX 78288	

FOR AND IN 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 ACKNOWLEDGE, WE,

Legacy Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Youngblood

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 Lot No. 201 Block B on the Map of Lindsley Property of record in Plat Book 2, page 92, Register's Office of Davidson County, Tennessee.

Said lot fronts 50 feet on the south line of Boscobel Street and runs back between lines 120 feet more or less to an alley.

Being part of the same property conveyed to Legacy Properties, LLC by Warranty Deed from Stanley Thomas Tobitt dated 05/02/13 and recorded on 05/03/13 in Instrument No. 20130503-0044744, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1504B Boscobel Street, Nashville, TN 37206.

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 in 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 9th day of September, 2015.

Legacy Properties, LLC

Julia Jenkins Lawson, Chief Manager
By: Julia Jenkins Lawson
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (TN)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Julia Jenkins Lawson,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Chief Manager of Legacy Properties, LLC and that she is authorized by Legacy Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of September, 2015.

Lindsey G Boswell
Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/18