39B

BILL GARRETT, Davidson County
Trans:T20150082373 DEEDWARR
Recvd: 09/28/15 13:56 2 pgs
Fees:13.00 Taxes:1524.03
20150928-0098296

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $401,900.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2015.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON COUNTY, TN NOTARY PUBLIC STATE OF TENNESSEE

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:
Kristen D. O'Connor	Avenue Bank	**083130M00100CO**
1504A Boscobel St	3823 Cleghorn Ave	
Nashville, TN 37206	Nashville TN 37215	

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

Kristen D. O'Connor, 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:

Land in Davidson County, Tennessee, being Unit A, together with all the appurtenant elements as shown on Declaration of Covenants, Conditions and Restrictions for 1504 Boscobel Townhomes, of record in Instrument No. 20140521-0043726, as amended in Instrument Number 20141014-0094789, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

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 1504A Boscobel St, 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 24th day of September, 2015.

Legacy Properties, LLC

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

STATE OF TENNESSEE
COUNTY OF SUMNER

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 he is authorized by LEGACY PROPERTIES, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 24th day of September, 2015.

Lindsey G Boswell
Notary Public

My Commission Expires: 8/23/18

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