STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $171,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of May, 2016.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20160042428 DEEDWARR
Recvd: 05/20/16 09:05 2 pgs
Fees: 13.00 Taxes: 632.70
20160520-0050585

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Legacy Holdings, LLC	same as new owner	08507009100
(NAME)	(NAME)	
P.O. Box 8235		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Deatrick, Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Legacy Holdings, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Section 4, Stanford Country Club Estates, of record in Book 2900, Page 83 and 84, Register's Offie for said County, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 154 fronts 102.64 feet on the brokern southerly margin of Edgemont Drive and extends back 170 feet on the westerly line and 145 feet on the easterly line to a dead line in the rear, measuring 83.4 feet thereon.

Being the same property conveyed to James Deatrick, Jr. by deed from Rubin Lublin TN, PLLC, Substitute Trustee, of record in Instrument No. 20160425-0040137, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3115 Edgemont Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of May, 2016.

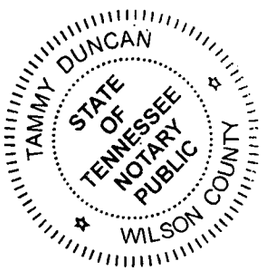
James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2016.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122