WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June, 2017

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: July 24, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kelly Lynn Roach	Success Mortgage Partners	072 13 0M 001.00
(NAME)	(NAME)	
933 West Avenue	1200 S. Sheldon Road Ste. 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Plymouth, MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/15/17 12:44 3 pgs
Fees:18.00 Taxes:1433.75
20170615-0060195

For and in consideration of the sum of Three Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars ($387,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Legacy Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Lynn Roach, 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:

Unit 933 of the 933 and 935 West Avenue Townhomes as shown in the Declaration of Covenants, Conditions, and Restrictions for 933 and 935 West Avenue Townhomes, a horizontal property regime with private elements and no general common elements of record as Instrument No. 201509170094294, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Ted Tucker Spidle, unmarried by Warranty Deed from Ben H. Massey and Mary R. Massey, a married people dated January 24, 2013 and recorded January 24, 2013 as Instrument No. 20130124-0007862, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Legacy Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ted Tucker Spidle, unmarried dated May 29, 2015 and recorded June 05, 2015 as Instrument No. 20150605-0052643, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-173527SSO

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-391813

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 933 West Avenue, 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, has 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 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 our hands this 6 day of June, 2017

Legacy Properties, LLC
BY: Julia Lawson as Member
Julia Lawson,
Member

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~) Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Legacy Properties, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

*Julia Lawson, Member of

Witness my hand and official seal, this the 6th day of June, 2017.

Notary Public

My Commission Expires: 12-23-20

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: GRN-173527SSO

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

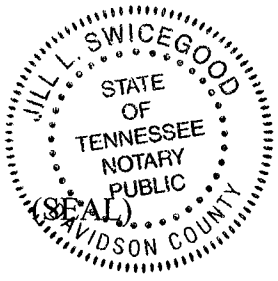
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018