(1)

RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $172,500.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2017. Notary Public My commission expires: August 4, 2020

Davidson County DEEDWARR
Recvd: 08/29/17 12:07 3 pgs
Fees:18.00 Taxes:638.25
20170829-0088669

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

TIFFANY WAGNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Superior Development LLC	New Owner	**072-13-0-274.00**
1222 7th Ave. N.		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Legacy Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Superior Development LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 47, Block "B" on the Plan of Revised Subdivision Plat of a Part of L. M. Ezell's 12.1 Acre Tract of the Talbot Land, of record in Plat Book 1130, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The legal description on the deeds of record in Book 5949, Page 102 and Instrument Number 20160613-0059617, failed to show that the subject property is a part of Block B on the subject plat, and are therefore improper. The legal description herein refers to Block "B".

Being the same property conveyed to Legacy Properties, LLC, a Tennessee limited liability company by Warranty deed from Bernard S. Blough and Marian L. Blough, husband and wife, of record in Instrument No. 20160613-0059617, Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 13, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 912 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF August 25, 2017:

Legacy Properties, LLC

Julia Lawson, Managing Member
By: Julia Lawson
Its: Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Julia Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Sole Member of Legacy Properties, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 25th day of August, 2017.

My Commission Expires: August 4, 2020 Tiffany Wagner
Notary Public

20171466C

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

