WARRANTY DEED

Bill Garrett Davidson County
Batch# 3681 DEEDWARR
09/22/2017 09:44:41 AM 2 pgs
Fees: $13.00 Taxes: $1,359.75

20170922-0097290

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(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).
Philip K. Jones and Jessica B. Jones	Wells Fargo Bank, N.A.	072 09 2M 002.00
(NAME)	(NAME)	
914 B Delmas Avenue	MACX9999-016, 2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars ($367,500.00), 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 **Philip K. Jones and Jessica B. Jones, husband and wife**, 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 B of the 914 Delmas Avenue Townhomes as shown in the Declaration of Covenants, Conditions, and Restrictions for 914 Delmas Avenue Townhomes, a horizontal property regime with private elements and no general common elements of record as Instrument No. 201603180025891 and amended as Instrument No. 201605170049012 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 Legacy Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Billy Joe Stewart, Jr., unmarried, dated November 06, 2015 and recorded November 09, 2015 as Instrument No. 20151109-0113939, in said Register's Office for Davidson County, Tennessee.

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.

File Number: GRN-175826SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-48-175826B

unimproved ☐
This is improved ☒ property, known as 914 B Delmas Avenue, Nashville, TN 37216

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 12th day of September, 2017

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Julia Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Sole Member of Legacy Properties, LLC, the within named bargainor, a Limited Liability Company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2016.

Angela G. Batson
Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

File Number: GRN-175826SSO