WARRANTY DEED

Bill Garrett Davidson County
Batch# 20469 DEEDWARR
11/01/2017 01:14:30 PM 2 pgs
Fees: $13.00 Taxes: $5,345.98

20171101-0112073

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,444,859.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 2/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor D. Cole	New Owner	171070B00100CO
(NAME)	(NAME)	
206 Jones Parkway		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Legend Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor D. Cole and Melissa D. Cole, 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:

Land in Davidson County, Tennessee, being Lot No. 201 on the Final Plan of Annandale, Section 1, of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Legend Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Wolf Chase Development, LLC, a Tennessee Limited Liability Company recorded on January 3, 2013, of record in Instrument No. 20130103-0000949, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 206 Jones Parkway, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hands this 30th day of October, 2017.

LEGEND HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Doug Herman
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Doug Herman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Legend Homes, LLC, a Tennessee limited liability company and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President

WITNESS my hand and seal this 30th day of October, 2017.

Notary Public
My Commission Expires: 11/13/17

File No.: 12462