WARRANTY DEED

Bill Garrett Davidson County
Batch# 35550 **DEEDWARR**
12/08/2017 04:00:48 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20171208-0125626

File No.: ALW-17-2232-A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SAMUEL LIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLYN F. HINDY, TRUSTEE OF THE GABRIELA B.HINDY IRREVOCABLE TRUST, DATED DECEMBER 26, 1997	NEW OWNER	118-04-0-G-061.00CO
(NAME)	(NAME)	
2234 A. Cruzen St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **LEGACY HOMES, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CAROLYN F. HINDY, TRUSTEE OF THE GABRIELA B.HINDY IRREVOCABLE TRUST, DATED DECEMBER 26, 1997**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 233A, CRUZEN STREET TOWNHOUSES III, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (Horizontal Property Regime with Private Elements), as shown on plat of record in Instrument No. 20160627-0065529, Scrivener's Affidavit recorded in Instrument No. 20160824-0088709, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quit Claim Deed of Unconsolidation from Legacy Homes, Inc., a Tennessee For-Profit Corporation to Legacy Homes, Inc., a Tennessee For-Profit Corporation, as recorded on the 17th day of June, 2016 in Instrument No. 20160617-0061952; part of Warranty Deed from Carl E. Porter and wife, Lisa M. Porter to Legacy Homes, Inc., as recorded on the 7th day of June, 2016 in Instrument No. 20160607-0057148 and part of Warranty Deed from Robert W. McAdams and Betty Sue McAdams to Carl Porter and Lisa Porter, as recorded on the 4th day of May, 1999 in Deed Book 11461, Page 685, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2234 A. Cruzen St., Nashville, TN 37211
(House Number) (Street) (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 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 hand(s) this 6th day of December, 2017.

LEGACY HOMES, INC.

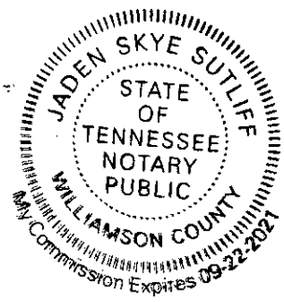
BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of DECEMBER, 2017, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the AUTHORIZED AGENT of Legacy Homes, Inc., a Tennessee, the within named bargainor, a corporation, and that he as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171