Bill Garrett Davidson County
Batch# 60677 DEEDWARR
02/21/2018 10:23:50 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20180221-0016392

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41824

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Legacy Homes of TN LLC	New Owner	Map 130-09-0 Parcel 153.00
245 Noah Dr		
Franklin TN 37064		

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

Mary Louise Shell, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Legacy Homes of TN LLC, a Tennessee limited liability company

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 part of Lot No. 4, of Block 3 on the Plan of The Highlands of Belle Meade, as of record in Book 547, Page 180, Register's Office for said County, described as follows:

Beginning on the southerly margin of Brookfield Drive at the corner of Lots Nos. 3 and 4; thence, with the southerly margin of said Drive, westwardly 148 feet 5 inches to an iron pin; thence, South 14° 30' West 236 feet, more or less, to an iron pin in the northerly line of the property conveyed to Edith B. Covert by deed from Robert G. Benson, Trustee, of record in Book 1153, Page 310, said Register's Office; thence, with said line, eastwardly 78 feet 5 inches to a stake at the common corner of Lots Nos. 3, 4 and 5; thence, with the line between Lots Nos. 3 and 4, northwardly 199 feet to the beginning.

Being all of the same property conveyed to William A. Shell and wife, Mary Louise Shell, by Deed dated June 16, 1982 from Virginia W. Alston, unmarried, of record in Book 5900, Page 742, and further conveyed to Mary Louise Shell, by Quitclaim Deed dated September 8, 1989 from William A. Shell, of record in Book 7940, Page 341, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Mary Louise Shell, pursuant to a Durable Power of Attorney executed by her on the 7th day of March, 2001, recorded January 8, 2018, of record in Instrument No. 20180108-0002466, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Page 180, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Terms and conditions as to water rights as of record in Book 722, Page 547, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **403 West Brookfield Avenue, Nashville, Tennessee 37205**

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 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 hand(s) this **12th** day of **February, 2018.**

Mary Louise Shell by Thomas H. Shell Attorney in Fact

Mary Louise Shell by Thomas H. Shell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **12th** day of **February, 2018**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Thomas H. Shell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Mary Louise Shell**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary Louise Shell**, for the purpose therein contained, by signing the name of **Mary Louise Shell**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **February, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.