Bill Garrett Davidson County
Batch# 69784 DEEDWARR
03/15/2018 03:32:46 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180315-0024771

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

J-SLH-18-331-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dylan Palin	Mortgage Investors Group	
(NAME)	(NAME)	
331 Pullen Ave.	8320 East Walker Springs Lane, Suite 200	**071-11-0-152.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(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 consideration, the receipt of which is hereby acknowledged, **SOUTHERN LEGACY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN PALIN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 12, S. A. BUCHANAN RE-SUBDIVISION OF LOT NOS. 4-5-6-12-13-18-19-24-25-30 AND 31, OF THE TRINITY HEIGHTS ADDITION, as shown on plat of record in Plat Book 547, Page 166, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 12 fronts 50 feet on the Northerly side of Pullen Street, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Southern Legacy Homes, LLC, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20171016-0105725, in the Register's Office of Davidson County, Tennessee, dated October 05, 2017 and recorded on October 16, 2017.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S. A. BUCHANAN RE-SUBDIVISION OF LOT NOS. 4-5-6-12-13-18-19-24-25-30 AND 31, OF THE TRINITY HEIGHTS ADDITION, as recorded in Plat Book 547, Page(s) 166, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 8060, Page 636, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **331 Pullen Ave., Nashville, Tennessee 37207**.

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 hand(s) this the 14th DAY OF MARCH, 2018.

Southern Legacy Homes, LLC

Loewen Pride Properties, LLC (Member)

By: Josh Loewen, Manager

On the Horizon Homes, LLC (Member)

By: David Morgan, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH LOEWEN, Manager of Loewen Pride Properties, LLC, Member of Southern Legacy Homes, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager of Loewen Pride Properties, LLC, Member of Southern Legacy Homes, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager of Loewen Pride Properties, LLC, Member of Southern Legacy Homes, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of March, 2018.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, Manager of On the Horizon Homes, LLC, Member of Southern Legacy Homes, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager of On the Horizon Homes, LLC, Member of Southern Legacy Homes, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager of On the Horizon Homes, LLC, Member of Southern Legacy Homes, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of March, 2018.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212