WARRANTY DEED

Bill Garrett Davidson County
Batch# 92508 DEEDWARR
05/15/2018 10:33:05 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20180515-0046234

J-SLH-18-1825-T

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Alexis Kadey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(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)
Robert Quinn and Alexis Kadey	**Ameris Bank**	
(NAME)	(NAME)	**81-15-444.00**
1825 Heiman Street	**1800 Parkway Place, Suite 820**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Marietta, GA 30067**	
(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 **ROBERT QUINN, A MARRIED MAN, AND ALEXIS KADEY, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 55, George Shields Addition to N. Nashville, as shown on plat of record in Plat Book 57, Page 62, Register's Office for said County.

Said Lot 55 fronts 50 feet on the southerly side of Heiman Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Southern Legacy Homes, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Arnold Garcon and Therese Garcon, husband and wife, recorded September 13, 2017 in Instrument No. 20170913-0093547 and further being the same property conveyed to Arnold Garcon and Therese Garcon, husband and wife, by Warranty Deed from John H. Otey, Jr. and John H. Otey, III, recorded December 31, 2007 in Instrument No. 20071231-0148914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 62, Register's Office for Davidson County, Tennessee.
- Easement for Public Right of Way of record in Instrument No. 20071013-0105384, Register's Office for Davidson County, Tennessee.
- Subject to 2018 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1825 Heiman Street, Nashville, Tennessee 37208**.

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 11th DAY OF MAY, 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 11th day of May, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 11th day of May, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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