WARRANTY DEED

Bill Garrett
Batch# 98823
06/01/2018 10:36:31 AM
Fees: $13.00 Taxes: $2,183.00

Davidson County
DEEDWARR
2 pgs

20180601-0052233

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

W-P-18-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Paul Barber	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**082-04-0-106.00**
1000 N 6th Street	**8119 Isabella Ln Ste 105**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Brentwood, TN 37027**	
(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, **909 DEVELOPMENT GROUP, LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL BARBER, A SINGLE MAN,** 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. 137 on the Plan of Sharpe and Crutcher's Addition of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 137 fronts 60 feet on the Westerly side of North 6th Street and runs back between parallel lines along the Northerly margin of Bayard Avenue, 165 feet to an alley.

Being the same property conveyed to 909 Development Group, LP, a Tennessee limited partnership by Warranty Deed from William Turner of record in Instrument No. 20151217-0126985 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on December 17, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20170622-0062878, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 N 6th Street, 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 29th DAY OF MAY, 2018.

909 Development Group, LP, a Tennessee limited partnership

BY: _____
David Lutz
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Lutz, signing for 909 Development Group, LP, a Tennessee limited partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of 909 Development Group, LP, a Tennessee limited partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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