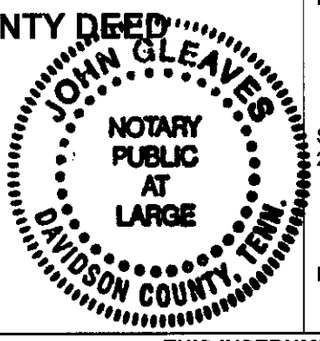
WARRANTY DEED



J-SLH-18-819-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 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

Bill Garrett Davidson County
Batch# 102374 **DEEDWARR**
06/08/2018 10:44:43 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20180608-0055186

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Southern Legacy Homes, LLC	**New Owner**	
(NAME)	(NAME)	**082-07-043.00**
1818 Joy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **DEWAYNE EDWARDS AND WIFE, TAMATHA EDWARDS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTHERN LEGACY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 116, Dr. V.S. Lindsley's Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 50 feet easterlyside of North Second Street, formerly Harris Avenue, and runs back easterly between parallel lines 174 - 1/2 feet to an alley.

Being the same property conveyed to Dewayne and Tamatha Edwards, by Warranty Deed, from Ralph and Rubye Drake, of record in Book 9578, Page 748, in the Register's Office of Davidson County, Tennessee, dated January 23, 1995 and recorded on January 25, 1995.

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 Dr. V.S. Lindsley's Addition to East Nashville, as recorded in Plat Book 57, Page(s) 25, 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).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 N 2nd St., 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 5th DAY OF JUNE, 2018.

Dewayne Edwards

Tamatha Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEWAYNE EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2018.

Notary Public
My Commission Expires: 5/2/22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMATHA EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2018.

Notary Public
My Commission Expires: 5/2/22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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