This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805256

Bill Garrett Davidson County
Batch# 132410 DEEDWARR
08/23/2018 03:51:34 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180823-0083842

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Southern Legacy Homes, LLC**<br>1818 Joy Circle<br>Nashville, TN 37207 | new owner | **82-03-0-74.00** |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nobilis Investments, LLC,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Southern Legacy Homes, LLC,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being Lot No. 34 on the plan of Shield's, Davis, Sharpe and Horn's Addition to Edgefield or East Nashville, Tennessee, of record in Book 57, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot No. 34 fronts 50 feet on the west side of North Second Street, and runs back between parallel line, 150 feet, more or less, to an alley.

Being the same property conveyed to Noble Investments, LLC , by Quit Claim Deed from Anthony Murphy, dated 4/6/2010 and recorded 4/9/2010, of record in Instrument No. 20100409-0026739, Register's Office for Davidson County, Tennessee.

Affidavit of Scrivener's Error recorded in Instrument No. 20180727-0073306 on 7/27/2018 correcting the name of the grantee from Noble Investments, LLC, to Nobilis Investments, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

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, his heirs and assigns, forever;



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-844-18-8401

AND **Nobilis Investments, LLC,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Nobilis Investments, LLC,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 840 N 2nd St., Nashville, TN 37207

Executed on this 20th day of August, 2018.

Nobilis Investments, LLC,

Venita R. Martin AKA Venita M. White

**By Venita R. Martin**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Venita R. Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself as a Member of **Nobilis Investments, LLC,** the within named bargainor, a company, and that she as such a Member executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as an Member with full power and authority.

Witness my hand this 20th day of August, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 20th day of August 2018.

Notary Public

My Commission Expires: 10.7.19