WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137339 **DEEDWARR**
09/05/2018 03:00:31 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20180905-0087987

J-RPG-18-2301-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Southern Legacy Homes, LLC	**New Owner**	
(NAME) **1818 Joy Circle**	(NAME)	**092-03-0-126.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **ANTHONY EDWARD PEDRONCELLI, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of the Subdivision of West Part of Lot No. 2 of the Harding-Lytle-Tract, as of record in Book 974, page 52, Register's Office for said County.

Said Lot No. 1 fronts 62 feet on the Southerly side of Alameda Street, and runs back 162.60 feet on the Westerly line and 181.5 feet on the Easterly line, with the Westerly margin of the right of way of the Tennessee Central Railroad, to an alley, measuring 139 feet thereon.

Being the same property conveyed to Alan K. Marmon and Linda D. Marmon, husband and wife by Cash Deed For Tennessee deed from The Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument No. 20120928-0088486 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on September 28, 2012. (Value of consideration shown in aforementioned deed $31,000.00.)

Being the same property conveyed to Anthony Pedroncelli by Cash Deed for Tennessee deed from Alan K. Marmon and Linda D. Marmon, husband and wife of record in Instrument No. 20180726-0072876 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 26, 2018.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 52, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3839, Page 3257, 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: **2301 Alameda St., 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 31st DAY OF AUGUST, 2018.

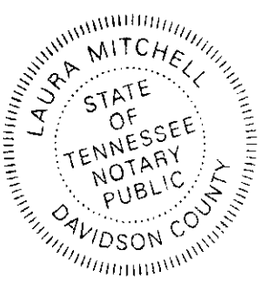
Anthony Edward Pedroncelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EDWARD PEDRONCELLI, 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 31st of August, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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