WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142497 DEEDWARR
09/18/2018 03:01:06 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20180918-0092614

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/02/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J-CL-18-750-N-H

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)
Brock M. Pries and Emily A. Dhabalt	CMG FINANCIAL	
(NAME)	(NAME)	
750 22nd North Court	3160 CROW CANYON RD, STE 400	**092-07-0-223.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	SAN RAMON, CA 94583	
(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 **BROCK M. PRIES, AN UNMARRIED MAN AND EMILY A. DHABALT, AN UNMARRIED WOMAN 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. 10 on the Plan of Map of T.J. Hardings Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract of record in Plat Book 161, Page 11, 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. 10 fronts 50 feet on the Easterly side of Rampart Street, and runs back between parallel lines 108 feet to an alley.

Being the same property conveyed to Southern Legacy Homes, LLC by Warranty deed from Frankie A. Matthews and Mickey C. Matthews of record in Instrument No. 20180713-0068352 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 13, 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 161, Page 11, 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: **750 22nd North Court, 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 10th DAY OF SEPTEMBER, 2018.

Southern Legacy Homes, LLC

BY: _____
David Morgan
Co-Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CO-MANAGER of SOUTHERN LEGACY HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such CO-MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2018.

_____
Notary Public
My Commission Expires: _____
(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