WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2877

Karen Y Johnson Davidson County
Batch# 144046 DEEDWARR
09/24/2018 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20180924-0094023

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $419,900.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2018.

Notary Public

My Commission Expires: 3/21/2020

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owner As Follows:
Wade Owen Wonderlin
2144 B Oakland Street
Nashville, TN 37210

Send Tax Bills To:
First Community Mortgage, Inc.
262 Robert Rose Drive, Suite 101
Murfreesboro, TN 37129

Map-Parcel Number:
106-13-0N-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEGACY SOUTH BUILDERS, LLC**, a Tennessee limited liability company f/k/a **VILLAGE BUILDERS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WADE OWEN WONDERLIN**, a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit C, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2144-2146 Oakland Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument Number 20171129-0121570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Village Builders, LLC, a Tennessee limited liability company, by deed from Danny Powell of record as Instrument

No. 20161019-0110381, dated October 17, 2016, Register's Office for Davidson County, Tennessee. The said Village Builders, LLC, a Tennessee limited liability company, changed its name to Legacy South Builders, LLC, a Tennessee limited liability company, pursuant to the Articles of Amendment to Articles of Organization (LLC) filed of record as Instrument No. 20180917-0092135, said Register's Office.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 31, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges, and liens, for 2144-2146 Oakland Street of record as Instrument No. 20171129-0121570, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2144 B Oakland Street, Nashville, TN 37210.**

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; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of September, 2018.

LEGACY SOUTH BUILDERS, LLC,
a Tennessee limited liability company

By: Frank E Neal IV
Frank E. Neal, IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **FRANK E. NEAL, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **MEMBER** of **LEGACY SOUTH BUILDERS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such **MEMBER** executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such **MEMBER**.

WITNESS my hand, at office, this 19th day of September, 2018.

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

William T. Smith
Notary Public

My Commission Expires: 9/7/2021

746377.1/020180952

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY