Karen Y Johnson Davidson County
Batch# 150884 DEEDWARR
10/11/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20181011-0101054

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 $424,900.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2018.

Notary Public

My Commission Expires: 12/10/19

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Address New Owner As Follows:
Jacob Abdo and Erica Abdo
2144 A Oakland St.
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map-Parcel Number:
106 13 0N 001.00

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 Grantees, 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 **JACOB ABDO** and **ERICA ABDO**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, 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. All taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree 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 A 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor 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 Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of October, 2018.

LEGACY SOUTH BUILDERS, LLC,
a Tennessee limited liability company

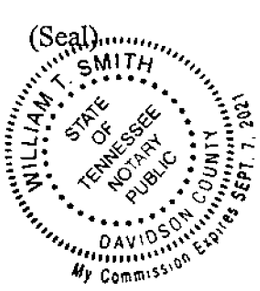
By: _____
Frank E. Neal IV, Member

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 8th day of October, 2018.

(Seal)



_____
Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, John W. Bishop, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)