Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-BR-18-2146A

Karen Y Johnson Davidson County
Batch# 157451 DEEDWARR
11/07/2018 02:52:27 PM 2 pgs
Fees: $13.00 Taxes: $1,572.13
20181107-0110455

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $424,900.00.

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 31st day of October, 2018.

Dana Delworth
Notary Public

My Commission Expires: 01/06/20

Address New Owner As Follows:
Gregory Fahey and Kimberly Fahey
2146 A Oakland St.
Nashville, TN 37210

Send Tax Bills To:
Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

Map-Parcel Number:
106 13 0N 002.00

# 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 **GREGORY FAHEY** and **KIMBERLY FAHEY**, 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 B, 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: **2146 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 31st day of October, 2018.

**LEGACY SOUTH BUILDERS, LLC,**
a Tennessee limited liability company

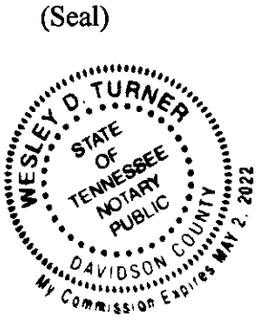
By: _____
Frank E. Neal IV, Member

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 31 day of October, 2018.

(Seal)




_____
Notary Public

My Commission Expires: _____

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