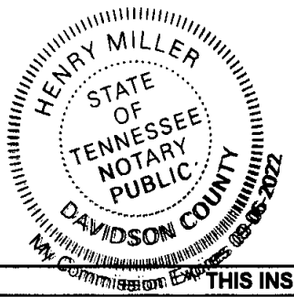
Karen Y Johnson Davidson
Batch# 173571 DEEDWARR
12/13/2018 09:20:20 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20181213-0121254

WARRANTY DEED



R-VRES-17-2228A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Bryan T. Burnick	**Fifth Third Mortgage Company**	
(NAME)	(NAME)	**118-04-0E-001.00**
2228 A Cruzen Street	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Cincinnati, OH 45227**	
(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, **LEGACY HOMES, INC., A TENNESSEE FOR-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYAN T. BURNICK, AN UNMARRIED MAN,** 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 Unit 231A, Cruzen Street Townhouses I, as shown in the Declaration of Protective Covenants, Conditions and Restrictions for Cruzen Street Townhouses I, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument Number 20160627-0065527, and amended in Instrument Number 20181213-0121253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Legacy Homes, Inc. by Warranty deed from Carl E. Porter and wife, Lisa M. Porter of record in Instrument No. 20160607-0057148 Register's Office for Davidson County, Tennessee, dated June 1, 2016 and recorded on June 7, 2016. Quitclaim Deed of record in Instrument No. 20160617-0061952, Register's Office for Davidson County, Tennessee, and the purpose of this Quitclaim Deed is the unconsolidation of 1 parcel comprised of 3 contiguous lots in to 3 separate parcels/lots.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160627-0065527, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant of record in Instrument Number 20001128-0116326, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement Agreement with Covenants and Restrictions of record in Instrument Number 20171018-0106897, 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: **2228 A Cruzen Street, Nashville, Tennessee 37211**.

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 6th DAY OF DECEMBER, 2018.

Legacy Homes, Inc.

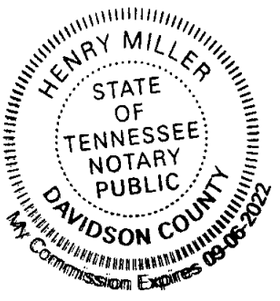
BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LAURA MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of LEGACY HOMES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 6th of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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