Karen Johnson Davidson County
Batch# 203970 DEEDQC
03/08/2019 03:23:30 PM 5 pgs
Fees: $28.00 Taxes: $504.55
20190308-0021611

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 for this transfer is $136,364.97. Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Legacy South Homes Fund I, LLC Attn: Frank E. Neal IV 2305 Cruzen Street Nashville, TN 37211	Same	103 02 0 057.00

KNOW ALL PERSONS by these presents that **ITH, L.P.**, a Tennessee limited partnership (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **LEGACY SOUTH**

HOMES FUND I, LLC, a Tennessee limited liability company (the "Grantee"), effective as of the 8th day of March, 2019 (the "Effective Date"), all of its right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated by reference herein. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

ITH, L.P.,
a Tennessee limited partnership

By: **LEGACY SOUTH BUILDERS, LLC,**
a Tennessee limited liability company, its General Partner

By: _____
Frank E. Neal IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of March, 2019.

_____
Notary Public

My Commission Expires: _____

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

765361.1/020190245

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C.C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, being the Southerly 55 feet of Lot No. 3 on the unrecorded plan of a subdivision of part of said Lot No. 20 in C.C. Vernon's Farm, described according to a survey made by W.B. Southgate, Surveyor, May 30, 1929, as follows: Beginning at the northwest corner of Burges Avenue and Orlando Avenue; thence with the northerly margin of Burges Avenue, Westwardly 130 feet to the Southeast corner of Lot No. 4; thence with the easterly line of said Lot No. 4, Northwardly 55 feet; thence Eastwardly and parallel with the northerly margin of Burges Avenue 130 feet to the Westerly margin of Orlando Avenue, thence with said Avenue, Southwardly 55 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is that portion retained as right-of-way for the widening of Burges Avenue as shown on plans of record in the Metropolitan Government Department of Public Works, Engineering Division.

Being the same property conveyed to Lynwood Ventures, LLC, a Tennessee limited liability company, by deed from Ravishankar N. Shetkar, married, of record as Instrument No. 20180215-0014943, Register's Office for Davidson County, Tennessee. Being further conveyed to William T. DeLay by deed from Lynwood Ventures, LLC, a Tennessee limited liability company, of record as Instrument No. 20180402-0030690, Register's Office for Davidson County, Tennessee. Being further conveyed to ITH, L.P., a Tennessee limited partnership, by deed from William T. DeLay, of record as Instrument No. 20180402-0030691, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH,** 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, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH,** 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: 10/14/2019

Notary's Seal:

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY