WARRANTY DEED

Karen Johnson Davidson County
Batch# 204804 DEEDWARR
03/12/2019 10:25:42 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20190312-0022446

J-SLH-19-2842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020 (AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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)
Lindsay Graham	New Owner	
(NAME) **2842 Colonial Cir**	(NAME)	**096-06-0-039.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **SOUTHERN LEGACY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSAY GRAHAM, SINGLE WOMAN,** 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:

Lot 27, COLONIAL VILLAGE, as shown on plat of record in Plat Book 1424, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southern Legacy Homes, LLC, by Warranty Deed from Emily C. Blackburn, unmarried, of record in Instrument No. 20180730-0074213, in the Register's Office of Davidson County, Tennessee, dated July 24, 2018 and recorded on July 30, 2018.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLONIAL VILLAGE, as recorded in Plat Book 1424, Page(s) 58, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2842 Colonial Cir, Nashville, Tennessee 37214**.

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 8th DAY OF MARCH, 2019.

Southern Legacy Homes, LLC

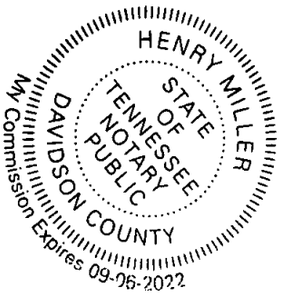
BY: _____
Callie Loewen
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALLIE LOEWEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY of SOUTHERN LEGACY HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of March, 2019.

_____
Notary Public
My Commission Expires: 9-6-2022
(SEAL)



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