WARRANTY DEED

Karen Johnson Davidson County
Batch# 228659 **DEEDWARR**
05/10/2019 01:15:56 PM 2 pgs
Fees: $13.00 Taxes: $2,527.10

20190510-0044193

J-AR-19-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $683,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
Ian P. Huff	**Triumph Bank**	
(NAME)	(NAME)	**093-04-0-091.00**
1000 Dew St	**278 Franklin Road, Bld 4, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(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 **IAN P. HUFF, A SINGLE PERSON,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, being the westerly part of Lot No. 58 and the West 50 feet of Lots 59 and 60, on the map of the subdivision of Lot No. 3 of the W.H. Hobson's Subdivision, as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, and being part of Lot No. 9 on the unrecorded map showing Smith and Bishops resubdivision of certain lots and described according to survey made by James A. Hamilton, Jr., Surveyor, dated September 25, 1963, as follows: BEGINNING at a point in south margin of Dew Street, formerly Caldwell Street; said point being the most easterly corner of a triangular part of said lot that was conveyed to the Nashville Housing Authority, by deed of record in Book 3317, Page 340, Register's Office; thence with the margin of said Dew Street, easterly 7.58 feet, more or less, to a point at the comer of Lots 9 and 10 on said unrecorded plan; thence with the line between said lots, southerly 165 feet, more or less, to a point in a fence line; thence along said fence, westerly 60 feet to the margin of South 10th Street; thence with margin of the same, Northeasterly 140 feet, more or less, to a corner of the tract that was conveyed to the Nashville Housing Authority, above referred to; thence along the line of said tract, northerly around a curve; 42.3 feet to a concrete monument; and continuing Northeasterly around a curve, 16.92 feet to the point of beginning.

Being the same property conveyed to Southern Legacy Homes, LLC, a Tennessee limited liability company by Warranty Deed from Craig J. Wood of record in Instrument No. 20180518-0047731, in the Register's Office of Davidson County, Tennessee, dated May 15, 2018 and recorded May 18, 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 SUBDIVISION OF LOT NO. 3 OF THE W.H. HOBSON'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 78.
- Easement for Public Right of Way, recorded in Instrument No. 20180525-0050322.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Dew St, Nashville, Tennessee 37206**.

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 9th DAY OF MAY, 2019.

Southern Legacy Homes, LLC

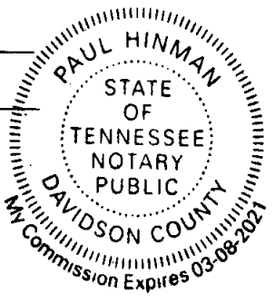
BY: _____
Callie Loewen
Member

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 MEMBER of SOUTHERN LEGACY HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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