Karen Johnson Davidson County
Batch# 229916 DEEDWARR
05/14/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190514-0045470

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this tran~~sfer is~~ $300,000.00

Affiant

Subscribed and sworn to before me, this 14th day of MAY, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elesvan Rivera Portillo	**TOWER COMMUNITY BANK**	**086120A01800CO**
141 Tulip Grove Pointe	7271 Nolensville Rd	
Hermitage, TN 37076	Nolensville, TN 37135	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Legacy Captial Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elesvan Rivera Portillo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision" of record in Instrument No. 20060905-0109478, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Scott Zach and Tayyaba Atiya Zach, husband and wife, by Warranty Deed from Delmus W. Massey and wife, Krystal M. Massey, dated October 7, 2016, of record in Instrument No. 20161014-0108635, Register's Office for Davidson County, Tennessee. Thomas Scot Zach and wife, Tayyaba Atiya Zach, conveyed subject property to Legacy Capital Group, L.L.C., by Quitclaim Deed, dated December 28, 2018, of record in Instrument No. 20190104-0000971, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20070420-0047318, said Register's Office.

Restrictions of record in Instrument No. 20060627-0076734 Instrument No. 20110831-0067559, amended in Instrument Nos. 20140213-0012929, 201509238-00984858, and 20180131-0009976, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20031106-0162953, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 141 Tulip Grove Pointe, Hermitage, TN 37076.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 5/10/19
Legacy Capital Group, LLC
By: T. Scott Zach
Its: Member

STATE OF Iowa

COUNTY OF Linn

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **T. Scott Zach** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the member of Legacy Capital Group, LLC and that he is authorized by Legacy Capital Group, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of May, 2019.

NOTARIAL SEAL IOWA
MONICA M NACHTIGAL
Commission Number 723689
My Commission Expires
July 30, 2021

_____
NOTARY PUBLIC

My Commission Expires: 7-30-2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER