This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $249,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2019.

Notary Public
My commission expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin P. Stauffer 118 Lucile St Nashville, TN 37207	LEGACY MUTUAL MORTGAGE 3503 PAESANOS PKWY ~~SAN ANTONIO~~ STE SAN ANTONIO, TX 78231	071-15-0 048.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOP NASHVILLE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY AND ASHLEY HOWARD NELSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey TO BENJAMIN P. STAUFFER, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: BPS

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Eastmoreland Place, of record in Book 161, Page 170, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the south side of Lucille Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to AHN Develop Nashville, LLC, by deed from C & C Residential Properties, Inc., dated 03/10/2017, of record in Instrument No. 20170314-0024861, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 118 Lucile St, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 233354 DEEDWARR
05/22/2019 04:04:16 PM 2 pgs
Fees: $13.00 Taxes: $921.30
20190522-0048686

Witness my hand this the 20th day of May 2019.

AHN Develop Nashville, LLC

BY: _____, member
Ashley Howard Nelson, Member

_____
Ashley Howard Nelson, Individual

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, AHN Develop Nashville, LLC, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Ashley Howard Nelson as such MEMBER.

Witness my hand and official seal this the 20th day of May 2019.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of May 2019.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY