WARRANTY DEED

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

J-RMX-19-300-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2019.

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 12-18-2021
(AFFIX SEAL)

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)
Jason D. Loggins	NEW OWNER	
(NAME)	(NAME)	**PART OF 072 16 0 093.00**
304 McKennell Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **SAVING GRACES 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 **JASON D. LOGGINS,** 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:

Land in Davidson County, Tennessee, being Unit B, 300 McKennell Drive Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 300 McKennell Drive Residences,, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190612-0056261 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Saving Graces, LLC, by Warranty Deed, from Gary Chad Baker, unmarried, of record in Instrument No. 20190221-0015697, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019 and recorded on February 21, 2019.

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 Peerman Heights, Section No. 3, as recorded in Plat Book 2854, Page(s) 26 and 36, and amended in Instrument No. 20180306-0021067.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **304 McKennell Dr, 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.

Karen Johnson Davidson County
Batch# 242097 **DEEDWARR**
06/12/2019 09:16:59 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20190612-0056262

Witness my/our hand(s) this the 10th DAY OF JUNE, 2019.

Saving Graces LLC

BY:_____
Alex Sigg
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX SIGG, 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 SAVING GRACES 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 10th of June, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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