WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8.22.21
(AFFIX SEAL)

ADRIAN NAVARRO JR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

A-AD-19-1511C

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)
Courtney L. Leggett	~~NewOwner~~ Shelter Lending Services	
(NAME)	(NAME)	
1511 C 21st Ave N	P. O. Box 740039	**081-15-0C-006.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cincinnati, OH 45274-0039	
(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, **ANCHORED DEVELOPMENT, 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 **COURTNEY L. LEGGETT, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 1511C on the Plan of 1509 21st Avenue North Townhomes, as shown on Plan of Exhibit "C" of Covenants, Conditions and Restrictions for 1509 21st Avenue North Townhomes, of record in Instrument No. 20180907-0088751, 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 a portion of the same property conveyed to Anchored Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Sylvia Karnowsky and Carrie Linn and Michael Scott Sefsik and Stephen Mark Sefsik of record in Instrument No. 20180807-0077695 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 07, 2018.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180907-0088751, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180917-0092188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1511 C 21st Ave N, Nashville, Tennessee 37208**.

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# 259616 **DEEDWARR**
07/19/2019 02:58:45 PM 2 pgs
Fees: $13.00 Taxes: $639.73

20190719-0071080

Witness my/our hand(s) this the 17 DAY OF JULY, 2019.

Anchored Development, LLC, a Tennessee Limited Liability Company

BY: _____
Michael Eric Hensley
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIC HENSLEY, 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 AUTHORIZED AGENT of ANCHORED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of July, 2019.

_____
Notary Public
My Commission Expires: 8-22-21
(SEAL)



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