Name and Address of New Owner:
Legacy Hill, LLC
1932 Streamfield Ct
Antioch TN 37013
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 261071 DEEDWARR
07/23/2019 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20190723-0072343

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 093-16-0-370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Angelia Frierson, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Legacy Hill LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County. Tennessee being 16 feet off the southerly side of Lot 18 and 17 feet off the northerly side of Lot 19 in Block C of the Hermitage Addition to Nashville as recorded in Book 57, page 43 Register's Office of Davidson County, Tennessee.

Said parts of said lots 18 and 19 front together on the westerly side of Decatur St 33 feet and run back westwardly about 150 feet to an alley.

Being the same property conveyed to Angelia L. Frierson, a single woman, by Warranty deed from Accessible Builders Consortium, Inc. dated 01/24/2014 and filed for record in Inst 20140123-0006305, Register's office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 57, page 43 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of May, 2019.

Angelia Frierson (SEAL)
Angelia Frierson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2019, before me personally appeared Angelia Frierson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Signature
My commission expires: 11/5/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of May, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 11/5/2019
File No. 19-332

201907230072343

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212