Karen Johnson Davidson County
Batch# 264866 DEEDWARR
07/31/2019 03:00:49 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20190731-0075605

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $439,000.00.

Pam Act
Affiant

Subscribed and sworn to before me, this 26th day of July, 2019.

Patti Robitaille
Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Alexandra Gaughan and Andrew Kidd 800 Virginia Avenue Nashville, TN 37216	Cambridge Mortgage 115B East Main St Gallatin, TN 37066	061-10-0-207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEGACY SOUTH HOMES FUND I, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALEXANDRA E. GAUGHAN, unmarried,** and **ANDREW T. KIDD, unmarried, as joint tenants,** hereinafter collectively called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled H. D. Davis Sub-Division, of record in Plat Book 5190, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to Legacy South Homes Fund I, LLC, a Tennessee limited liability company, by quitclaim deed from ITH, L.P., a Tennessee limited partnership, of record as Instrument No. 20190308-0021603, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the plan of record in Plat Book 5190, page 146, Register's Office for Davidson, Tennessee.

This is improved property known as: **800 Virginia Avenue, Nashville, TN 37216**.

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 Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind itself, its successors and assigns, 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.

WITNESS my hand this 26th day of July, 2019.

{Signature page to follow}

LEGACY SOUTH HOMES FUND I, LLC,
a Tennessee limited liability company

By: **LEGACY SOUTH BUILDERS, LLC,**
a Tennessee limited liability company, its Manager

By: _____
Frank E. Neal IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of July, 2019.

_____
Notary Public

My Commission Expires: 5-5-20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020