WARRANTY DEED

Karen Johnson Davidson County
Batch# 281658 DEEDWARR
09/05/2019 04:06:10 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20190905-0089917

J-AR-19-819-T

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Michael James Ryan Busbee and Jessica Hope Busbee, Trustees	**New Owner**	
(NAME)	(NAME)	**082-07-0-043.00**
1665 Braeburn Rd.		
(ADDRESS)	(ADDRESS)	
Altadena, CA 91001		
(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, **SOUTHERN LEGACY HOMES, 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 **MICHAEL JAMES RYAN BUSBEE AND JESSICA HOPE BUSBEE, TRUSTEES OF THE BUSBEE FAMILY TRUST DATED APRIL 19, 2013,** 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:

Lot 116, DR. V. S. LINDSLEY'S ADDITION TO EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 50 feet Easterlyside of North Second Street, formerly Harris Avenue, and runs back easterly between parallel lines 174 - 1/2 feet to an alley.

Being the same property conveyed to Southern Legacy Homes, LLC, a Tennessee limited liability company, by Warranty Deed, from Dewayne Edwards and wife, Tamatha Edwards, of record in Instrument No. 20180608-0055186, in the Register's Office of Davidson County, Tennessee, dated June 05, 2018 and recorded on June 08, 2018.

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 DR. V. S. LINDSLEY'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 25.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20180802-0075733.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 North 2nd Street, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 30th DAY OF AUGUST, 2019.

Southern Legacy Homes, LLC

BY:_____
Callie Loewen
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALLIE LOEWEN, 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 SECRETARY of SOUTHERN LEGACY HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)



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