Karen Johnson Davidson County
Batch# 290753 DEEDWARR
09/25/2019 08:56:53 AM 2 pgs
Fees: $13.00 Taxes: $1,679.43
20190925-0097264

Warranty Deed

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $453,900.00. Affiant Subscribed and sworn to before me, this the 24th day of September, 2019. Notary Public My commission expires: 10/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew David Holt Sarah Emily Holt	CapStar Bank	119-15-0-062.00
3104 Southlake Drive	2002 Richard Jones Road	
Nashville, TN 37211	Ste 300A Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEGACY SOUTH HOMES FUND I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW DAVID HOLT AND SARAH EMILY HOLT**, **HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Two, Southlake of record in Plat Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description of Lot 58 but excluded therefrom is a portion of Lot 58 conveyed to the state of Tennessee at Book 3405, Page 373, said Register's Office described as follows:

Beginning at a point in the Southwest corner of said lot No. 58 and runs with the South line of said Lot No. 58, North 89 degrees 00 minutes 61 Seconds East, 151.2 feet to a point in the East line of said Lot No. 58: thence with said line North 1 degrees 01 Minutes East, 21 feet to a point; thence North 89 degrees 00 Minutes 61 Seconds West, 125 feet to a point; thence North 49 degrees 15 Minutes 30 Seconds West; 40 feet to a point in the present East margin of Southlake Drive; thence with said margin Southerly 47 feet to the point of beginning, containing 3,750 square feet more or less, or 0.036 acres, more or less.

Being a portion of the same property conveyed to Magdi Samy Guirguis and wife, Mary Hatab by Warranty deed from William D. Malone, married of record in Book 10782, page 707 Register's Office for Davidson County , Tennessee, dated January 30, 1998 and recorded on February 04, 1998.

Note: Adelaide Malone predeceased William H. Malone. William D. Malone is the sole heir at law of William H. Malone reference Davidson County Probate # 97P1748.

Being the same property conveyed to Legacy South Homes Fund I, LLC, a Tennessee Limited Liability Company by Warranty deed from Magdi Samy Guirguis and wife, Mary Hatab of record in Instrument No. 20190125-0007800 Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on January 25, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3104 Southlake Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of September, 2019.

Legacy South Homes Fund I, LLC
By: Legacy South Builders, LLC, its ~~General Partner~~ Manager

By: _____
Name: Frank Elmo Neal, IV
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Elmo Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Legacy South Builders, LLC, ~~General Partner~~ Manager of Legacy South Homes Fund I, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/company for the purposes therein contained.

Witness my hand and seal this 24th day of September, 2019.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022