Karen Johnson Davidson County
Batch# 296085 DEEDWARR
10/04/2019 10:16:31 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30
20191004-0101720

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $379,000.00. Affiant Subscribed and sworn to before me, this the 26th day of September, 2019 Notary Public My commission expires 10-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

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:
Gregory N. Wyrick	Newowner	081-02-4F-005.00-CO
2128 24th Avenue North		
Nashville, TN 37208		

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, **BUENA VISTA PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY N. WYRICK**, 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 Unit No. 5, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, 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 Eagle Point Outdoor, LLC by Warranty deed from Ellen M. Turner and Milton Thomas of record in Instrument No. 20161213-0130775 Register's Office for Davidson County, Tennessee, dated December 09, 2016 and recorded on December 13, 2016.

Being a portion of the same property conveyed to Buena Vista Partners, a Tennessee General Partnership by Warranty deed from Eagle Point Outdoor, LLC , a Tennessee limited liability company of record in Instrument No. 20170609-0057814 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 09, 2017.

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 2128 24th Avenue North, Nashville, TN 37208, 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 26th day of September, 2019.

Buena Vista Partners, a Tennessee General Partnership
By: Legacy South Builders, LLC, a Tennessee Limited Liability Company, General Partner

By: _____
Name: Frank Elmo Neal, IV
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, 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 that he is the Authorized Member of Legacy South Builders, LLC, a Tennessee Limited Liability Company, which is the General Partner of Buena Vista Partners, a Tennessee General Partnership, and further acknowledged that, being authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of Legacy South Builders, LLC, as General Partner of Buena Vista Partners.

_____
Notary Public

My Commission Expires: 5/3/21

