Karen Johnson Davidson County
Batch# 297540 DEEDWARR
10/08/2019 09:41:21 AM 2 pgs
Fees: $13.00 Taxes: $3,071.00
20191008-0102885

WARRANTY DEED



J-AR-19-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/1/2020
(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)
Russell B. Still, Jr.	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
407 Scott Avenue	**8024 Calvin Hall Road**	**083-02-0-259.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Indian Land, SC 29707**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUSSELL B. STILL, JR., A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 of the unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of Brownsville Plan, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Scott Avenue 360 feet north of Greenwood Avenue; thence westerly 155 feet to the easterly line of the H. A. Howe property; thence with the line of the same northerly 55 feet to a point at the southwest corner of the property conveyed to Robert C. Lewis by deed of record in Book 853, Page 177, said Register's Office; thence along Lewis' south line easterly 155 feet to the westerly margin of Scott Avenue; thence with the margin of the same southerly 55 feet to the beginning.

Being the same property conveyed to Southern Legacy Homes, LLC by Warranty deed from Amanda Dean, successor trustee of The 407 Scott Avenue Trust of record in Instrument No. 20171027-0110386 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 27, 2017. (Value of consideration shown in aforementioned deed $245,455.00.)

Being also known as 407 Scott Avenue Nashville, Tennessee 37206.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Restrictions in Deed of Trust of record as Instrument Number 20171206-0124566 in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 1129, Page 134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 Scott Avenue, Nashville, Tennessee 37206**.

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 7th DAY OF OCTOBER, 2019.

Southern Legacy Homes, LLC

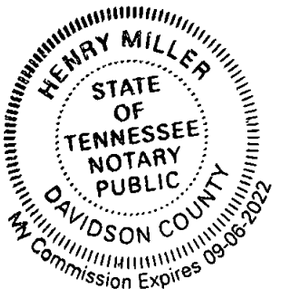
BY: _____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PAUL HINMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of SOUTHERN LEGACY HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 7th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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