Karen Johnson Davidson County
Batch# 299642 DEEDQC
10/11/2019 10:41:30 AM 5 pgs
Fees: $28.00 Taxes: $760.27
20191011-0104426

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 for this transfer is $205,477.81.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2019.

Notary Public

My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Legacy South Homes Fund I, LLC Attn: Frank E. Neal IV 2305 Cruzen Street Nashville, TN 37211	Same	072 09 0 355.00

KNOW ALL PERSONS by these presents that **ITH, L.P.**, a Tennessee limited partnership (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **LEGACY SOUTH**

HOMES FUND I, LLC, a Tennessee limited liability company (the "Grantee"), effective as of the 10th day of October, 2019 (the "Effective Date"), all of its right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated by reference herein. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

ITH, L.P.,
a Tennessee limited partnership

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

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 10th day of October, 2019.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

EXHIBIT A

PROPERTY DESCRIPTION

Land being located in Davidson County, Tennessee, being Lot No. 117 and the westerly 5.0 feet of Lot No. 116 on the Map of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 and part of Lot No. 116 adjoin and front together 65.0 feet on the northerly side of West Cahal Avenue and run back between lines 163.71 feet on the westerly line of Lot No. 117 and 163.0 feet, more or less, on the easterly line of said part of Lot No. 116, to a dead line on which they measure 65.0 feet.

Being the same property conveyed to ITH, L.P., a Tennessee limited partnership, by deed from Andy Knight of record as Instrument No. 20181207-0119744, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

