Karen Johnson Davidson County
Batch# 311313 DEEDWARR
11/05/2019 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,368.63
20191105-0114305

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

**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 Williamson

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2019.

Notary Public

My Commission Expires: 10/2/23

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| David Jahns<br>1604 Jewel Street<br>Nashville, TN 37207 | Provident Funding Assoc., L.P.<br>700 Airport Blvd., Ste. 430<br>Burlingame, CA 94010 | 072 09 0 431.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEGACY SOUTH HOMES FUND I, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID JAHNS**, a single man, hereinafter

called the Grantee, his heirs, and his assigns, a certain tract or parcel of land in Davidson County,

Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Re-Subdivision of Lot 112, Victory Heights Subdivision, as shown on plat of record as Instrument No. 20170822-0085992, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.**

**Being the same property conveyed to Legacy South Homes Fund I, LLC, a Tennessee limited liability company, by deed from ITH, L.P., a Tennessee limited partnership, of record as Instrument No. 20190308-0021599, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to:

1. Matters shown on the plan of record as Instrument No. 20170822-0085992, Register's Office for Davidson County, Tennessee.

2. Terms, restrictions, and conditions contained in the electrical permit of record in Book 8615, page 985, Register's Office for Davidson County, Tennessee.

3. Any covenants, conditions, and restrictions contained in the instrument of record in Book 1357, page 677, Register's Office for Davidson County, Tennessee. [Note: No such instrument is found in the Register's Office for Davidson County, Tennessee, but such instrument is referenced in previous conveyances].

This is improved property known as **1604 Jewel Street, Nashville, TN 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, his heirs, and his assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, and his assigns, against the lawful claims of all persons whomsoever.

*{Signature page to follow}*



201911050114305

**WITNESS** my hand this 4th day of November, 2019.

**LEGACY SOUTH HOMES FUND I, LLC,**
a Tennessee limited liability company

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

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 4th day of November, 2019.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

_____
Notary Public

My Commission Expires: 5-5-20

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY