Karen Johnson Davidson County
Batch# 312920 DEEDWARR
11/07/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20191107-0115272

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH,
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $494,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of November, 2019.

Notary Public

My Commission Expires: 5-5-20

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James Fielding Blackstock, Jr. Lena Corinna Blackstock 1308 Norvel Avenue Nashville, TN 37216	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226	061-15-0-253.00

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 Grantees, 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 **JAMES FIELDING BLACKSTOCK, JR.** and **LENA CORINNA BLACKSTOCK**, husband and wife, hereinafter called the Grantees, their heirs, and their assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 60, as shown on the map entitled M. N. Young's Inglewood Annex, a Resubdivision of Lots 1-2-3 and 4 of Williams 31 Acre Tract, of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Legacy South Homes Fund I, LLC, a Tennessee limited liability company, by deed from Angelique R. Greathouse and Joseph Wesley Greathouse, of record as Instrument No. 20190424-0037851, dated April 22, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 547, page 197, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4286, page 701, Register's Office for Davidson County, Tennessee.

This is improved property known as **1308 Norvel Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, and their assigns, forever; and Grantor covenants with the said Grantees 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 Grantees, their heirs, and their assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th 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 7th day of November, 2019.

(Seal)



_____
Notary Public

My Commission Expires: 5-5-20

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

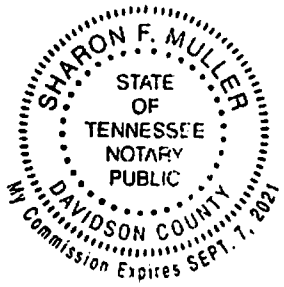
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, 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: _____

Notary's Seal



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