Karen Johnson Davidson County
Batch# 360377 DEEDWARR
02/19/2020 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200219-0018461

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $400,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 11th day of February, 2020.<br><br>Notary Public<br><br>My commission expires: 10/2/2023 |

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

**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: |
|---|---|---|
| Brett Manning | New Owner | 072131B00100CO |
| 2419 A Emmett Avenue | | |
| Nashville, TN 37206 | | |

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, **LEGACY SOUTH HOMES FUND I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT MANNING, AN UNMARRIED MAN**, 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 2419 Emmett Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190308-0021628, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to W.B. Young and wife, Ruth Juanita Young by Warranty deed from Robert L. Melton and wife, Daisy E. Melton of record in Book 3928, page 558 Register's Office for Davidson County , Tennessee, dated August 26, 1965 and recorded on August 27, 1965.

Ruth Juanita Young died December 25, 2008.

Notice of Appointment of David G. Rogers as Trustee contained in the NOtice of Chapter 7 Bankruptcy Case, Meeting of Creditors, and Deadlines, a certified copy of which is of record in Instrument No. 20190122-0005862, Notice of Trustee's Motion to Sell Property filed in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case NO. 317-BK-08092, a certified copy of which is of record in Instrument No. 20190122-0005863, and Order Authorizing Trustee's Sale of Property entered December 13, 2018, a certified copy of which is of record in Instrument No. 20190122-0005864, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Legacy South Homes Fund I, LLC, a Tennessee limited liability company by Trustee's Quitclaim deed from David G. Rogers, as Trustee for William Bernice Young of record in Instrument No. 20190122-0005865 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 22, 2019.

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 2419 A Emmett Avenue, Nashville, TN 37206, 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 11th day of February, 2020.

***Legacy South Homes Fund I, LLC***
*By: Legacy South Builders, LLC, its General Partner*

By: _____
Name: Frank Elmo Neal, IV
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named 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 himself to be the Manager of Legacy South Builders, LLC, General Partner of Legacy South Homes Fund I, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/company for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

# True Copy Certification

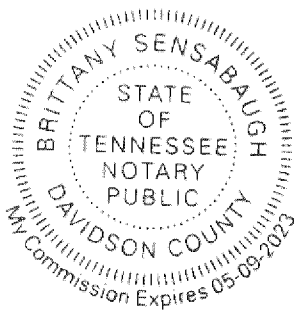
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 05-09-23